



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 19TH JULY 2022 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

050/22 PRESENT:

Cllrs Adam, Burton, Gibson, Newton and Tippen. The Clerk was also in attendance.

051/22 APOLOGIES:

Apologies were received from Cllrs Boswell, Robertson and Turner.

In the absence of the Chairman, Cllr Adam, as Vice-Chairman of Planning, took the chair.

052/22 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 5th July 2022 were agreed and signed as a true record.

053/22 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest

Granting of Dispensation

There were no requests for granting of dispensation.

054/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public in attendance.

055/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH

22/502880/LDCEX – Tanner Farm Caravan Park, Goudhurst Road

Lawful Development Certificate (Existing) for a residential use of The Barn building at Tanner Farm Park

Cllrs were unable to comment on the proposed lawful development certificate due to the fact that (a) The location of the building is not identified on the plan; (b) The location, with respect to the new access road and existing public right of way, is unclear; (c) There are no statutory declarations attached; and (d) It appears that a conservatory has been added since the original building shown on the 2013 drawing was constructed.

Based on the information provided Cllrs would want to see a full planning application submitted for this development.

22/503021/PDQCLA – Chain Dene Farm, Tilden Lane

Prior notification for the change of use of an agricultural building and land within its curtilage to 1 dwellinghouse and associated operation development. For its prior approval to Transport and Highways impacts of the development; noise impacts of the development; contamination risks on the site; flooding risks on the site; whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwelling house); design and external appearance impacts on the building; provision of adequate natural light in all habitable rooms of the dwelling house.

Cllrs raised concern that the agricultural building is located wholly in Flood Zone 3. It is, however, noted that the Flood Risk Assessment was undertaken in 2015 and therefore does not accord with the latest requirements. Furthermore, the planning statement states that all sleeping accommodation is to be on the first floor but Cllrs note that on the submitted plan it shows that bedroom four is on ground floor.

Cllrs also raised the red line, leading from Tilden Lane, does not make it clear how the site is to be reached if converted to residential use.

It is further noted that on page 7 of the Preliminary Ecological Appraisal it appears to show a different building design with extensions on two sides which would go well beyond a prior notification for the change of use application.

Based on the outdated and unclear information provided Cllrs therefore recommend the application be refused.

22/503109/FULL – 8 Napoleon Drive

Demolition of existing conservatory and erection of a single storey rear extension

Cllrs raised no objection

22/503219/SUB – Great Thorn Farm, Marden Thorn

Submission of details pursuant to conditions 4 (landscaping), 6 (biodiversity enhancement) and 10 (contamination) of application 22/500897/FULL

On the assumption that the landscaping and biodiversity enhancement proposals are both as shown on the application block plan (2841.030.A) Cllrs noted the submission but ask that MBC's decision makes it clear which details are being referred to when discharging these conditions.

056/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications received outside of Marden parish.

057/22 MBC DECISIONS & APPEALS

Decisions

22/501482/FULL – Beale Barn, Goudhurst Road, Marden

Change of use of land for stationing of a Shepherd's Hut with a small decking area and associated parking, for use as a short-term holiday let accommodation

MPC: No objection

MBC: Granted

22/502174/ADV – Kent Mart, Church Green, Marden

Advertisement consent for 6 fascia boards including external lighting

MPC: No objection but wished conditioned that illuminated only during opening hours

MBC: Granted (condition 4: illuminated only during opening hours)

22/502362/FULL – Bridgeland House, High Street, Marden

Replacement of existing softwood windows with uvp windows

Withdrawn

22/502408/FULL – Reed Court Barn, Hunton Road, Marden

Erection of a swimming pool building (resubmission of 22/500901/FULL)

MPC: Refused

MBC: Refused

22/502536/FULL – Westfield House, Goudhurst Road, Marden

Erection of a single storey flat roof side extension to create larger kitchen/dining/lounge area, including alterations to the external patio

MPC: No objection

MBC: Granted

22/502654/PNEXT – 3 Grimwood Cottages, Howland Road, Marden

Prior notification for a proposed single storey rear extension which: (A) extends by 4.00 metres beyond the rear wall of the original dwelling; (B) has a maximum height of 3.00 metres from the natural ground level; and (C) has a height of 1.92 metres at the eaves from the natural ground level.

MPC: No comment

MBC: Prior approval is not required.

Decisions outside Marden Parish

No decisions received relevant to applications outside Marden parish.

Appeals

No appeals had been brought to the Parish Council's attention.

MBC Planning Committee

The next MBC Planning Committee meeting is 21st July 2022. There was nothing on the agenda relevant to Marden.

058/22 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan**

Details on the latest updates regarding the review can be seen on MBC's website
Email had been received notifying of the appointment of Inspector David Spencer to examine the Maidstone Local Plan Review along with dates of Stage 1 hearing sessions at Maidstone Town Hall

MBC Planning and Infrastructure Policy Advisory Committee Meetings

Next meeting is scheduled for 7th September 2022.

It was noted that at the previous meeting of this Committee a draft regarding Neighbourhood Plans had been discussed. Once details were available the Clerk was asked to circulate.

Horsmonden Neighbourhood Development Plan – Regulation 19

Information received that the above neighbourhood plan is out for consultation from 4th July to 29th August.

Cllrs asked for this be deferred to the next Planning Committee meeting to allow Cllrs time to read through the document.

Mathurst Solar Farm – Staplehurst

Information has been received in regard to a proposed solar farm south of Staplehurst
Cllrs noted and would monitor this.

Not on the agenda:**SP Broadway consultation**

It was noted that several Cllrs, as members of the public, attended the recent presentation on the Albion Road/Copper Lane site and raised a couple of questions but did not comment on any plans/information that were available.

059/22 MARDEN NEIGHBOURHOOD PLAN

Next meeting arranged for 23rd July. The Clerk was asked to contact members as to whether they are able to attend on Saturday. If not, it was proposed that this would be deferred and a further date of 10th, 17th or 24th September be agreed.

060/22 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Parent – Play Scheme refund - £18.00

Alison Hooker – anti-virus subscription, refuse bags, handsoap dispensers and 35 year service gift - £449.77

Total: £467.77

Cllrs agreed payments and Cllrs Newton and Tippen to authorise.

061/22 ENFORCEMENT

There were no new enforcement or updates received therefore no Confidential part of this meeting was held.

There being no further business the meeting closed at 20.56

Date: 2nd August 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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