



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 21<sup>ST</sup> JUNE 2022 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL  
HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

**026/22 PRESENT:**

Cllrs Boswell, Gibson, Newton, Robertson, Tippen and Turner (in the Chair). Cllr Besant and the Deputy Clerk were also in attendance.

**027/22 APOLOGIES:**

Apologies were received from Cllr Adam and the Clerk. Cllr Burton was also absent.

In the Clerk's absence the Deputy Clerk took the minutes.

**028/22 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 7<sup>th</sup> June 2022 were agreed and signed as a true record.

**029/22 CLLR INFORMATION**

**Declarations of Interest**

Cllr Tippen declared an interest in 22/501335/FULL – Land North of Little Cheveney Farm, Sheephurst Lane, Marden due to living opposite the property. Cllr Gibson declared an interest in 22/502536/FULL – Westfield House, Goudhurst Road due to living close to the property.

**Granting of Dispensation**

There were no requests for granting of dispensation

**030/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

There were no members of the public in attendance.

**031/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**21/506038/FULL – Ellmacy, Stilebridge Lane**

Amended plans/additional information for change of use of land for stationing of 4 holiday caravans and associated hardstanding.

Cllrs noted the amended plans/additional information.

**22/501940/FULL – Hunton Lodge, Hunton Road**

Change of use of land to alternate between horse usage and laser shooting range. Part change of use of stable barns to coffee shop including erection of a single storey extension and decking.

In principle, Cllrs raised no objection. If MBC are minded to approve, Cllrs would seek the following conditions as stated: no external lighting to the site; restricted hours Monday to Friday daylight hours and Saturday till 5.00pm; and all paraphernalia of laser shooting be removed if operations cease trading.

**22/502527/FULL – Branden Oast, Staplehurst Road**

Proposed garage/store with home office above and internal conversion to granny annex.

Cllrs raised no objection to this application.

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

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

Cllrs raised no objection to this application.

**032/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:****22/501335/FULL – Land North of Little Cheveney Farm, Sheephurst Lane, Marden**

Installation of a renewable energy led generating station comprising of ground-mounted solar arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

Cllrs raised no objection to this application.

Cllrs welcomed the use of farmland for low zero carbon energy generation, the extensive landscape and management plan and the introduction of two new permissive footpaths.

However, Cllrs wished to make comments relating specifically to traffic routing at Section 4 of the Construction Traffic Management Plan. The proposed route takes the vehicles through the built-up centre of Marden and along narrow country lanes with single track in places and where there are very limited passing places. Both Plain Road and Sheephurst Lane have single track bridges, and both are on the bus route. Cllrs proposed that an alternative route is adopted which is half a mile shorter in length, has less bends, is double carriage for its entire length and passes far fewer properties. The suggested route proposed would from the A229 at Stilebridge onto the B2079, onto Underlyn Lane, Hunton Road, left at Green Lane, B2162 and into Sheephurst Lane at Claygate.

Hunton Road, Green Lane, B2162 and Sheephurst Lane are all within the 7.5 tonne weight limit but as the vehicles will be delivering in this zone it would be permissible to use this route.

If MBC are minded to approve, Cllrs wished to seek a condition that directional signage is secured for the permissive footpaths prior to implementation.

**033/22 MBC DECISIONS & APPEALS****Decisions**

22/501780/LBC – 2 Blue House Cottages, Battle Lane

MPC: No objection if Conservation Officer in agreement

MBC: Refused

22/501809/LBC – Bridgeland Cottage, High Street

MPC: No objection

MBC: Granted

22/501913/FULL – Oakleigh House, Pattenden Lane

MPC: Noted

MBC: Granted

22/502193/FULL – Roughlands Barn, Goudhurst Road

Withdrawn

**Decisions outside Marden Parish**

No decision received outside of Marden Parish

**Appeals**

No appeal information received

**MBC Planning Committee**

Next meeting of MBC Planning Committee is 23<sup>rd</sup> June – no applications for Marden listed on the agenda.

**034/22 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan**

Updates on the Local Plan review process are available on MBC website.

**MBC Planning and Infrastructure Policy Advisory Committee Meetings**

Meeting held on 8<sup>th</sup> June. Next meeting scheduled for 6<sup>th</sup> July

**035/22 MARDEN NEIGHBOURHOOD PLAN**

Meeting due to be held on Saturday 25<sup>th</sup> June to discuss Open Day responses. Residents who have helped in the past and those who expressed an interest at the Open Day have been invited.

**036/22 INVOICES FOR PAYMENT:**

The following invoices were submitted for payment:

HMRC Cumbermauld – Tax/NIC payments - £1577.01

Paul Waring – Mowing of Southons Field and Playing Field - £387.84

KCS Procurement Services – Photocopier Charges - £301.02

Wicksteed Leisure Ltd – Replacement Seat for Picnic Table - £187.88

Total: £2,453.75

Cllrs agreed payments and Cllrs Tippen and Turner would authorise on Unity.

There were no Part II Confidential items.

**037/22 ENFORCEMENT****New/Reported Alleged Enforcement****MBC Update on Enforcement**

No new reports, or updates, had been received.

There being no further business the meeting closed at 20.39

Date: 5<sup>th</sup> July 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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