



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 2<sup>ND</sup> AUGUST 2022 IN THE OLD SCHOOL ROOM, MARDEN  
MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

**062/22 PRESENT:**

Cllr Boswell, Gibson, Newton, Robertson, Tippen and Turner (in the chair) were present. Cllr Besant, the Clerk and two members of the public were also in attendance.

**063/22 APOLOGIES:**

Apologies received from Cllrs Adam and Burton.

**064/22 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 19<sup>th</sup> July 2022 were agreed and signed as a true record.

**065/22 CLLR INFORMATION**

**Declarations of Interest**

Cllr Tippen declared an interest in item 068/22 (Little Cheveney Farm) as a resident living opposite the proposed site.

**Granting of Dispensation**

There were no requests for dispensation

**066/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

The two members of the public informed the meeting that they were in attendance for item 22/503405 and 22/503406 as applicants. They did not wish to speak but would be happy to answer any questions from Cllrs if required.

**067/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**22/503405/FULL – 2 Blue House Cottages, Battle Lane**

Erection of a rear conservatory, removal of existing shed and erection of a single storey detached garage and a new fence/hedge – resubmission of 22/501779/FULL

Cllrs viewed and discussed this resubmission and raised no objection.

**22/503406/LBC – 2 Blue House Cottages, Battle Lane**

Listed building consent for the erection of a rear conservatory – resubmission of 22/501780/LBC

In relation to the listed building application Cllrs also raised no objection providing the Conservation Officer was satisfied.

*19.44 Two members of the public left the meeting.*

**068/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

**22/501335/FULL – Land North of Little Cheveney Farm, Sheephurst Lane, Marden (Collier Street Parish)**

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

Additional information – KCC Highways and other responses to the application.

Cllrs had noted that KCC Highways response indicated a route through the centre of Marden village and although KCC stated that Plain Road was unsuitable Cllrs felt that the proposed route through the centre of the village suggested by KCC Highways was still unsuitable due to the congestion in High Street, Church Green and Goudhurst Road along with bends and single

track in some parts of Marden end of Sheephurst Lane. The Clerk was asked to draft a letter which, once agreed by Cllrs, would be sent to Kent Highways, MBC Planning and County Cllr Parfitt-Reid.

## **069/22 MBC DECISIONS & APPEALS**

### **Decisions**

21/506443/SUB – Spencer’s Field (Vicarage Field), Goudhurst Road

Submission of details to discharge condition 14 – Landscape Management subject to 17/505395/FULL

MPC: Noted

MBC: Approved

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 a coffee shop including erection of a single storey extension and decking

MPC: No objection but with conditions of external lighting, hours of operation and removal if operation ceases trading

MBC: Granted – condition 4 external lighting; condition 6 hours of operation; condition 11 removal if operation ceases trading

22/502129/SUB – Allingham Farm, Summerhill Road

Submission of details pursuant to condition 3 – materials; condition 6 – enhancement of biodiversity; and condition 7 – bin storage, bin collection and bicycle storage in relation to planning permission 21/505842.FULL

MPC: Noted

MBC: Approved

22/502207/FULL – The Cowshed, Allingham Farm, Summerhill Road

Section 73 – Application for minor material amendment to approved plans condition 2 – to include 3 dormers to north elevation, a bird box to roof ridge, and to extend roof over 2 entrance doors to provide shelter pursuant to 21/505842/FULL for conversion of existing dwelling into two dwellings with internal and external alterations including a single storey extension and replacement of existing roof.

MPC: No Objection

MBC: Granted (CIL Liable)

22/502481/FULL – The Grange, Maidstone Road

Installation of 40 panel ground-mounted solar array

MPC: No objection with landscape screening condition

MBC: Granted (condition 3 landscape scheme)

### **Decisions outside Marden Parish**

There were no decisions received outside of Marden

### **Appeals**

No appeal information had been received

### **MBC Planning Committee**

The next MBC Planning Committee meeting is 25<sup>th</sup> August 2022.

## **070/22 OTHER PLANNING ISSUES:**

### **Maidstone Borough Council Local Plan**

Details on the latest updates regarding the review can be seen on MBC’s website. No new information had been received following information of the hearings in September.

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

Next meeting is scheduled for 15<sup>th</sup> August 2022.

### **Horsmonden Neighbourhood Development Plan – Regulation 19**

Information had been received that the above neighbourhood plan which is out for consultation from 4<sup>th</sup> July to 29<sup>th</sup> August.

Cllr Besant gave a brief report on the content of the document. Cllrs noted but did not wish to make any comment.

**071/22 MARDEN NEIGHBOURHOOD PLAN**

The meeting which was planned for 23<sup>rd</sup> July has been deferred until 17<sup>th</sup> September

**072/22 INVOICES FOR PAYMENT:**

The following invoices were submitted for payment:

PKF Littlejohn – External Audit - £720.00

Marden Memorial Hall – office rent, hall hire etc - £388.35

Stanleys Garage – mower fuel - £28.11

Parent – Play Scheme refund - £9.00

Employees – August Salaries - £5,857.34

TOTAL: £7,002.80

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

No enforcement issues were to be raised therefore Part II Confidential was not required.

**073/22 ENFORCEMENT**

**New/Reported Alleged Enforcement**

**MBC Update on Enforcement**

Nothing to report.

There being no further business the meeting closed at 8.22pm

Date: 16<sup>th</sup> August 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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