



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 17<sup>TH</sup> MAY 2022 IN MARDEN CONGREGATIONAL CHAPEL, WEST END,  
MARDEN COMMENCING AT 8.45PM**

Cllr Adam, as Vice-Chairman, opened the meeting and took the chair for the first item on agenda.

**001/22 ELECTION OF CHAIRMAN**

Cllr Gibson proposed, and Cllr Robertson seconded that Cllr Turner take the role of Chairman for the following Council year. All Cllrs agreed and Cllr Turner accepted and took over the chair for the remainder of the meeting.

**002/22 ELECTION OF VICE-CHAIRMAN**

Cllr Robertson proposed, and Cllr Gibson seconded that Cllr Adam be appointed as Vice-Chairman of the Planning Committee. All Cllrs agreed.

**003/22 PRESENT:**

Cllrs Adam, Boswell, Burton, Gibson, Newton, Robertson and Turner. The Clerk and 3 members of the public were in attendance.

**004/22 APOLOGIES:**

Apologies were received from Cllr Tippen.  
Cllr Adam apologised as he would need to leave the meeting before the end.

**005/22 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 3<sup>rd</sup> May 2022 were agreed and signed as a true record.

**006/22 CLLR INFORMATION**

**Declarations of Interest**

There were no declarations of interest

**Granting of Dispensation**

There were no requests for dispensation on any item on this agenda

**007/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

Member of the public was interested in item 010/22 (Highfield House Appeal) but did not wish to speak.

**008/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**22/501761/FULL – Marden Sports Club, Maidstone Road**

Erection of 2 floodlit padel tennis courts, including erection of canopy over one court.

Cllrs note that the proposal intended to remove trees recently planted; Cllrs would want to see replacement of these trees along with the low-level landscaping mentioned in the Design and Access Statement.

Cllrs requested that a lighting impact assessment on both wildlife and residential amenity be undertaken individually and cumulatively alongside all current outstanding applications.

Cllrs noted that on the south elevation drawing the maximum roof level of the canopy should be no higher than the maximum roof level of the club house taking into account the reducing topography of the land.

After discussion Cllrs recommended refusal with the Clerk being asked to reiterate Marden Parish Council's comments on application 21/503412. Cllrs requested that a lighting impact assessment be undertaken and reserved the right to comment further on receipt of this report.

*9.05pm – Member of the public left the meeting*

**22/501763/FULL – Poachers Keep, Howland Road**

Erection of a small garden office ancillary to the main dwelling

Cllrs raised no objection although wished it noted that the heritage statement is incorrect as the dwelling is not within the conservation area but is a listed building (listed as Amhurst Cottages).

**22/501794/LBC – Manor Farm House, Battle Lane**

Listed building consent for internal alterations, including alterations to walls, insertion of replacement window, replacement rainwater goods and insulation of ground source heat pump. Creation of WC and shower room to second floor with insertion of rooflights.

Cllrs raised no objection subject to Conservation Officer's approval.

*9.13pm – Cllr Adam left the meeting*

**22/501913/FULL – Oakleigh House, Pattenden Lane**

Section 73 – Application for removal of conditions 7 (landscaping details) and 10 (retention of cut timber/wood) and variation of condition 11 (electric vehicle charging points) pursuant to 21/506173/FULL for Erection of an extension to an existing warehouse including parking, access, landscaping and associated works.

Noted

**22/502032/FULL – 2 Reader Drive**

Erection of single storey side and rear extension. Erection of single storey rear extension to garage to create utility store. Conversion of loft into habitable space with insertion of rear dormer and front rooflights and internal alterations. Relocation of existing solar panels to flat roof of rear dormer (resubmission of 22/500698/FULL)

Cllrs noted the minimal changes to the scheme. However, their previous comments still stand and recommend refusal. The Clerk would reiterate previous comments and Cllrs wish this to go to MBC Planning Committee if MBC are minded to approval.

**22/502091/SUB – Spencer's Field (Vicarage Fields), Goudhurst Road**

Submission of details pursuant to condition 17 (SUDs Verification) in relation to planning permission 17/505395/FULL

Noted

**22/502129/SUB – Allingham Farm, Summerhill Road**

Submission of details pursuant to condition 3 – materials; 6 – enhancement of biodiversity; 7 – (a) bin storage (b) bin collection and (c) bicycle storage and 8 – electric vehicle charging points in relation to planning permission 21/505842/FULL

Noted

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

Advertisement consent for 6 fascia boards including external lighting  
Defer until next meeting.

**009/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No planning applications received which are relevant to Marden.

**010/22 MBC DECISIONS & APPEALS****Decisions**22/500921/FULL – Stilebridge Barn, Maidstone Road

Demolition of brick archway to side, greenhouse and side garage. Erection of thicker external walls, insertion of replacement windows and doors. Erection of single storey side/rear extension and detached double garage.

MPC: No objection (voted 3 to 2). Noted its non-conformity with Marden Neighbourhood Plan.

MBC: Refused

**Decisions outside Marden Parish**

Decisions received from MBC will be submitted to Cllrs at the meeting.

**Appeals**21/500398/FULL (APP/U2235/W/21/3283759) Land Adj to Highfield House, Maidstone Road

Erection of 5 bespoke dwellings and the ability to provide a footpath link to Marden Cricket and Hockey Club together with associated access and landscaping (re-submission of application 20/504101/FULL)

Cllrs had no further comments to make.

**MBC Planning Committee**

No dates had yet been advertised for future MBC Planning Committee meetings.

**011/22 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan – Regulation 19**

No updates received as still with the Planning Inspectorate

**MBC Strategic Planning and Infrastructure (SPI) Committee Meetings**

No dates had yet been advertised.

***Not on agenda:***

The Clerk had received notification of a public consultation for a proposed solar farm at Horsmonden (Maidstone Road/Churn Lane area). The information had been circulated to Cllrs and she would ask the Horsmonden Clerk to inform her when this application had been submitted.

**012/22 MARDEN NEIGHBOURHOOD PLAN**

Update following Open Day on 7<sup>th</sup> May 2022 – although not many residents attended Cllrs felt it was a worthwhile exercise. The Clerk reported that she was still receiving some forms back and Cllrs asked for a Facebook boost to be made to encourage more people to respond before 31<sup>st</sup> May.

It was noted that MBC had still left off Highwood Green from being included in the village envelope. The Clerk was asked to contact MBC to rectify this.

**013/22 INVOICES FOR PAYMENT:**

The following invoices for payment were submitted to the meeting:

SLCC – Deputy Clerk Membership - £171.00

Kent County Supplies – Photocopier rental - £113.74

Four Jays Group – toilets for Jubilee - £537.60

Pitney Bowes/Purchase Power – Franking Machine Ink Cartridge - £113.88

Alison Hooker – Gazebo (Jubilee) and filing cabinets - £364.99

Gallagher Insurance – MPC Annual Insurance - £2,539.74

Total: £3,940.95

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

**014/22 ENFORCEMENT**

**New/Reported Alleged Enforcement**

**MBC Update on Enforcement**

There was no Part II Confidential Item discussed

There being no further business the meeting closed at 21.42pm

Date: 7<sup>th</sup> June 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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