



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 1ST MARCH 2022 HELD IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

231/22 PRESENT:

Cllrs Adam, Boswell, Gibson, Newton, Robertson, Stevens, Tippen and Turner (in the Chair).
The Clerk was also in attendance.

232/22 APOLOGIES:

No apologies were received.

233/22 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 15th February 2022 were agreed and signed as a true record.

234/22 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

235/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

236/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH

20/505751/EIFUL – Reed Court Farm, Hunton Road, Marden

Erection of a new free-range egg farm consisting of 3 hen houses and extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works.

Additional Information received

The Clerk had circulated the draft response based the decision taken at last week's planning meeting.

Cllrs agreed this response recommending refusal and to submit to MBC prior to the consultation closing date. Cllrs wished it stated that if MBC were minded to approve the application, Cllrs wished this to go to Committee.

22/500303/TPOA – 4 Chantry Place, Church Green, Marden

TPO application to reduce one oak tree to height of 12m, radial spread of 10m; Reduce one pine to height of 10m; Reduce one Liquid Amber to height of 8m; Reduce height of two Leylandii to height of 12-14m.

Cllrs noted the application but requested an informative to be added to use the cordwood of the trees in question to provide hibernacula for wildlife to conform with Marden Neighbourhood Plan Policy NE4.

22/500598/FULL – 1 South Road, Marden

Demolition of detached garage and erection of replacement detached pitched roof garage/workshop. Demolition of existing side/rear flat roof extension to dwelling and the erection of new front canopy and two storey side and rear extension.

Cllrs discussed the application and whilst the proposal is large in relation to the existing footprint, the overall size of the plot and the distance from the neighbouring properties in Howland Road was unlikely to have any detrimental effect on the neighbouring amenities. Therefore, Cllrs had no objection to this application.

237/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No planning applications had been received which were outside of the Parish.

238/22 MBC DECISIONS & APPEALS

Decisions

21/505695/NMAMD – Great Thorn Farm, Marden Thorn

Non-Material Amendment – Alteration to roof design of plot 2, with the hipped end of the roof now at the southeast side rather than the northwest side subject 18/504236/FULL.

MPC: No comment

MBC: Satisfied amendments are not material.

21/506691/LBC – Oakstream Barn, Goudhurst Road

Listed building consent for removal of internal walls and erection of internal ground and second floor glazed screens.

MPC: No objection subject the Conservation Officer's approval

MBC: Approved

Decisions outside Marden Parish

No decisions received for applications outside Marden Parish

Appeals

Not on agenda – for information only

Monks Lake, Staplehurst Road, Marden

Part-retrospective planning application for the retention of two lakes known as Bridges and Puma and works to create 3 additional lakes all for recreational fishing, erection of clubhouse building and associated works and landscaping.

Further information received under Regulation 25 Further Information

Closing date for responses 26th March 2022

Cllrs asked the Clerk to add to the next Planning agenda on 15th March.

MBC Planning Committee

The next MBC Planning Committee meeting is scheduled for 24th March 2022.

239/22 OTHER PLANNING ISSUES:

Maidstone Borough Council Local Plan – Regulation 19

No further reports had been received. Major modifications were due to be discussed at an additional SPI meeting on 21st March,

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

Meeting to be held on 8th March 2022.

Marden Parish Council Planning Policies

Cllrs agreed the Development/Applicant policy (Planning Policy No.6) for ratification by Full Council.

240/22 MARDEN NEIGHBOURHOOD PLAN

Cllr Turner gave an update of the meeting held on 24th February to discuss the future work on the Neighbourhood Plan review and Open Day on 7th May. Minutes had been circulated to Cllrs.

NALC has arranged for Review of Neighbourhood Plan training on 29th June. The Clerk was asked to book a place for Cllr Turner.

241/22 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Wright Landscaping – TPO tree work at Rookery Path - £500.00

Stanleys Garage – Vehicle fuel - £71.91

Marden Memorial Hall – hall hire, office rent and refuse - £402.00
 KBS Depot – Litter bin for Southons Field - £520.80
 KALC – Audit Training - £60.00
 Viking – Lever Arch Files - £7.92
 The Hop Press – Newsletter printing - £1,056.00
 Alison Hooker – refreshments and bin bags - £47.28
 TOTAL: £2,665.91
 Cllrs approved invoices and Cllrs Tippen and Turner would authorise on Unity.

There were no enforcement issues to report.

242/22 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

No updates or new enforcement.

There being no further business the meeting closed at 8.12pm

Date: 15th March 2022

Signed:

Chairman, Marden Planning Committee
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