



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 5<sup>TH</sup> OCTOBER 2021 HELD IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD COMMENCING AT 7.30PM**

**117/21 PRESENT:**

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

In the absence of the Chairman and Vice-Chairman Cllr Boswell proposed Cllr Stevens to chair the meeting. Cllr Robertson seconded. All in attendance agreed that Cllr Stevens take the chair for this meeting.

**118/21 APOLOGIES:**

Cllrs Adam, Tippen and Turner had given their apologies.

**119/21 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 21<sup>st</sup> September 2021 were agreed and signed as a true record.

**119/21 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

**120/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

No members of the public were in attendance.

**121/21 PUBLIC FORUM**

No members in attendance

**122/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**21/504984/FULL – Sedalia, Stanley Road**

Proposed front porch, internal alteration and changes to fenestration

No objection

**21/505033/FULL – Wanshurst Green Farm, Battle Lane**

Conversion and refurbishment of existing derelict timber framed outbuilding into a new 1 bedroom holiday let, including erection of a single storey front extension (Resubmission of 21/500208/FULL)

Cllrs discussed and reviewed the documents for the new application and on viewing page 10 of the Ecological Appraisal that the wrong site was outlined and on page 11 it showed a plan stating that two “outbuildings were to be converted” and not one as outlined in the description. The attached location plan shows a separate outbuilding and a different outlined site. It was therefore agreed that the Ecological Appraisal did not correspond to this application and plans.

Cllrs also found that the proposal description was incorrect as states “erection of a single storey front extension” but this is not detailed on the submitted plans.

Cllrs are therefore unable to comment until the above has been clarified and the correct information supplied.

**21/505150/FULL – Penny Cottage, Hunton Road**

Demolition of existing single storey side extension and erection of new, mainly 2 storey, and part single storey, extension to side and rear of original property

No objection

**21/505175/FULL – 20 Sovereigns Way**

Demolition of existing garage and shed. Erection of a double garage (Resubmission of 21/503077/FULL)

Cllrs viewed this resubmitted application and noted that previous comments had been taken on board. Cllr therefore raised no objection.

**123/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No applications listed relevant to Marden.

**124/21 MBC DECISIONS & APPEALS****Decisions**

21/503414/FULL – Stilebridge Oast House, Maidstone Road

Erection of a replacement shed outbuilding

MPC – Refused due to lack of information

MBC – Refused

21/503821/FULL – Land Rear of The Taj, Church Green

Erection of 6(no) dwellings with associated access and parking

MPC – Refused

MBC – Refused

21/504726/NMAMD – Land North of Howland Road

Non Material Amendment - minor alteration to the design of plots 39 and 40 (see covering letter) subject to 16/506090/REM.

MPC – Noted

MBC – Refused – new planning application to be submitted

**Decisions outside Marden Parish**

No decisions received

**Appeals**

There have been no appeals submitted

**MBC Planning Committee**

The next MBC Planning Committee meeting is scheduled for 21<sup>st</sup> October 2021. It is understood that the Reed Court Farm application would be submitted to the November MBC Planning Meeting. The Clerk to request that the draft MPC statement being written by Cllr Turner be available at the next Planning Committee meeting.

**125/21 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan****MBC Strategic Planning and Infrastructure (SPI) Committee Meetings**

Cllr Besant attended and Cllr Gibson viewed virtually the meeting held on 4<sup>th</sup> October. There had been several Cllrs commenting that the plan should be deferred for a further 6 months. However, this was argued against due to the time limit to get the Local Plan Review through. A lot of debate was undertaken regarding development being added for Coxheath and some amendments were discussed. Following the discussions the final proposal was to be put before MBC Full Council tomorrow – papers were available on MBC website to view.

**126/21 MARDEN NEIGHBOURHOOD PLAN**

Cllrs will begin to review the Marden Neighbourhood Plan once information on the Local Plan Review has been released by MBC.

**127/21 PARISH FINGERPOSTS**

The Clerk had finalised the specifications following comments by Cllr Adam and was striving to obtain details of companies to obtain quotes from. Cllr Besant recommended a company in Maidstone to ask for advice and he would forward the details to the Clerk.

**128/21 INVOICES FOR PAYMENT:****Electronic Payments**

The following payments were presented to the meeting:

Employees – October salaries - £5,194.83

HMRC – October PAYE/NIC - £1,338.77

Stanleys Garage – Fuel and miscellaneous supplies - £195.78

Marden Memorial Hall – Office rent, refuse and hall hire - £517.25

Rams Hill – mower repairs - £81.60

TOTAL: £7,328.23

All Cllrs agreed invoices and Cllrs Boswell and Stevens would authorise on Unity.

The Chairman then read out the following statement:

**I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:**

Any members of the public still in attendance left the meeting for the following item:

**129/21 ENFORCEMENT****New/Reported Alleged Enforcement**

Previously reported alleged breach was being looked into by MBC.

**MBC Update on Enforcement**

No updates had been received from MBC.

There being no further business the meeting closed at 8.22pm

Date: 19<sup>th</sup> October 2021

Signed:

Chairman, Marden Planning Committee

Marden Parish Council

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