



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 18TH APRIL 2023 IN THE PARISH OFFICE MEETING ROOM, MARDEN
MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

206/23 PRESENT:

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

207/23 APOLOGIES:

There were no apologies received.

208/23 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 21st March 2023 were agreed and signed as a true record.

209/23 CLLR INFORMATION

Declarations of Interest

It was noted that Cllr Besant, although not a member of the Planning Committee, worked for Persimmons who was the part-developer for the application: 23/00118/HYBRID – Land West of Queen Street, Paddock Wood

Granting of Dispensation

There were no requests for compensation.

210/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public.

**211/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH
FULL APPLICATIONS AND LISTED BUILDING CONSENT**

23/501224/FULL – 2 Summerhill Cottages, Battle Lane, Marden

Erection of a two-storey rear extension and a single storey side extension including insertion of a dormer window, a porch canopy and changes to fenestration. Erection of a detached car barn/store with external access stairs.

Cllrs viewed this application and concluded that the extension to the property was acceptable. However, the inclusion of the size of the garage in this location was over large for the development and therefore contrary to Maidstone Borough Council Local Plan Policy DM32 (Part 2) due to its bulk mass and siting of the proposed garage in combination with the extension and its setting in the open countryside.

Cllrs therefore recommended refusal but did not wish this to go to MBC Planning Committee. No reference had been made in this application to Marden Neighbourhood Plan.

23/501313/FULL – Garden Cottage, St Anne's Green Lane, Marden

Erection of timber orangery to rear.

No objection but Cllrs noted that the design and access statement was disingenuous as it stated that no planning history was available, however, on the planning portal information is listed.

23/501486/FULL – Oakstream Barn, Goudhurst Road, Marden

Demolition of existing modern garden store and erection of a replacement outbuilding for ancillary use to the main dwelling.

No objection.

SUBMISSION OF DETAILS APPLICATIONS23/501597/SUB – Cherry Bank, Plain Road, Marden

Discharge of conditions 7 - Landscaping, 9 - Biodiversity, 10 - Low Carbon and 15 - Drainage of 21/504807/FULL

Condition 15: Drainage:

Cllrs suspected that the soakaways would be ineffective in the clay subsoil along with a larger paved area and entrance for both properties. Therefore, inadequate provision had been made to prevent surface water runoff onto Plain Road. Cllrs refused this condition as contrary to Marden Neighbourhood Plan Policy NE1.

Condition 7 & 9: Landscaping and Biodiversity:

No comment

Condition 10: Low Carbon

Noted

PRIOR NOTIFICATION APPLICATIONS23/501438/DEMREQ – Cannon Farm, Thorn Road, Marden

Prior Notification for the proposed demolition of redundant Atcost barn and 2no. cold stores.
Noted

23/501474/PNOCLA – The Cold Store, Cannon Farm, Thorn Road, Marden

Prior notification for the change of use of agricultural building to 2no. dwellings with associated operation development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Noted

23/501475/PNOCLA – The Packing Shed, Cannon Farm, Thorn Road, Marden

Prior notification for the change of use of agricultural building to 1no. dwelling with associated operation development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Noted

LAWFUL DEVELOPMENT CERTIFICATE APPLICATIONS23/501273/LAWPRO – Wandstead, Stilebridge Lane, Marden

Lawful Development Certificate for the proposed stationing of a caravan within a residential curtilage ancillary to main dwellinghouse.

Cllrs raised no objection but conditioned that it should be ancillary to main dwellinghouse.

212/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**Tunbridge Wells BC / Paddock Wood Parish****23/00118/HYBRID – Land West of Queen Street, Paddock Wood**

Full Application for erection of 170 homes and Waste Water Treatment Works together with temporary construction/haul road off Queen Street to enable the delivery of the Waste Water Treatment Works and up to 150 dwellings, Outline Application (appearance, landscaping, layout and scale reserved) for the erection of up to 430 additional homes, inclusive of associated infrastructure including land for a new primary school, play areas, allotments, network of new roads (and widening of existing roads), surface water drainage features, car and cycle parking and open space and associated works.

Noted

213/23 MBC DECISIONS & APPEALS

Decisions

22/505919/TPOA - 4 Chantry Place, Marden

PO application to: Crown reduce one Maple by 2-3m in height and 1-2m on lateral branches leaving a final height of 12m and radial crown spread of 6m; Crown reduce one Maple by 2-3m all over leaving a final height of 12m and radial crown spread of 6m; Crown reduce one Maple by 2-3m on western facing limbs that extend towards the neighbouring property, by 1m on eastern facing limbs and height by 2-3m leaving a radial crown spread of 6m and a final height of 12m.

Withdrawn.

23/500181/FULL – Kingfisher Lodge, Hunton Road, Marden

Change part flat roof to part pitched roof

MPC: No objection

MBC: Granted

23/500270/SUB – Springfield Oast, Goudhurst Road, Marden

Submission of details pursuant to condition 14 (mitigation strategy for Great Crested Newts as set out in Section 5 of the (GCN Report; Corylus Ecology; July 2018) must be implemented) of application 20/505101/FULL.

Withdrawn

23/500231/FULL – Cocklewood Farm, Five Oak Lane, Staplehurst (part in Marden)

Demolition of an existing dwelling within an ancient replanted woodland, and erection of a new replacement dwelling elsewhere on Cocklewood Farm.

MPC: Refused

MBC: Refused

23/500523/FULL – 5 Barnes Walk, Marden

Erection of a single storey side/rear extension.

MPC: No objection

MBC: Granted

23/500830/FULL – Storage Barn, Admiral Way, Marden

Removal of existing storage barn and erection of 1no. detached three bedroom dwelling with associated parking and landscaping (Resubmission 22/505439/FULL).

MPC: Refused

MBC: Refused

23/500846/SUB – Staplehurst Transits, Staplehurst Road, Marden

Submission of details pursuant to conditions 3 (soft landscape scheme) and 5 (biodiversity enhancement scheme) of application 22/503981/FULL.

MPC: Noted

MBC: Granted

23/501034/SUB – Mount Pleasant House, Maidstone Road, Marden

Submission of details to discharge condition 4 (biodiversity scheme) of planning application 22/505829/FULL.

MPC: Noted

MBC: Refused

23/500884/LDCEX – Tanner Farm Caravan Park, Goudhurst Road, Marden

Lawful Development Certificate (Existing) breach of condition 5 of planning permission 87/1718 and breach of conditions 6 & 7 of planning permission 93/1450 for a period in excess of 10 years.

MPC: Noted

MBC: Refused

Decisions outside Marden Parish

See above for Cocklewood Farm application above.

Appeals

Tanner Farm appeal had been reconvened but had run out of time. This has therefore been moved to a further date of 21st and 22nd June.

MBC Planning Committee

The next MBC Planning Committee meeting is 20th April 2023.

214/23 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan**

Details on the latest updates regarding the review can be seen on MBC's website:

MBC Planning and Infrastructure Policy Advisory Committee Meetings

No dates available for the next meeting.

215/23 MARDEN NEIGHBOURHOOD PLAN

Next meeting to be held 3rd June.

216/23 INVOICES FOR PAYMENT:

The following invoices were put before Cllrs for payment:

HMRC: April PAYE/NIC £1673.62

Graham Carey: Grounds Maintenance £340.00

SLCC: Deputy Clerk Membership: £177.00

KALC: Annual Subscription: £1,958.02

ICCM: Annual Subscription: £95.00

Maidstone BC: Changing Rooms Rates £354.29

Stanleys: Fuel £228.60

Alison Hooker: Office/APM/Coronation supplies £632.04

Four Jays Group: Toilets – Coronation £417.60

Castle Water: water supply £6.17

Viking: Office/Public conv. Supplies £88.67

Kent County Council: photocopier rental £111.52

Total: £6082.53

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

Employee salaries of £5,844.05 were paid prior to meeting.

The Chairman 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:

217/23 ENFORCEMENT**New/Reported Alleged Enforcement****MBC Update on Enforcement**

One new alleged enforcement had come to the attention of the Council which the Clerk would report to MBC.

There being no further business the meeting closed at 21.12pm

Date:

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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