



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 1<sup>ST</sup> FEBRUARY 2022 HELD IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30pm**

**207/22 PRESENT:**

Cllrs Adam, Boswell, Gibson, Newton, Robertson, Stevens, Tippen and Turner were in attendance. The Clerk was also present.

**208/22 APOLOGIES:**

No apologies were received.

**209/22 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meetings held on 4<sup>th</sup> January 2022 (no Planning Committee meeting held on 18<sup>th</sup> January 2022) were agreed and signed as a true record.

**210/22 CLLR INFORMATION**

**Declarations of Interest**

**Granting of Dispensation**

Request for dispensation on any item on this agenda

**211/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

No members of the public were in attendance.

**212/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**21/506544/FULL – Staplehurst Transits, Staplehurst Road**

Erection of a two-storey manager's house and a double car barn.

Additional information – landscaping scheme – received

Cllrs had agreed that this additional information now answered their comments on MNP policies and therefore approved and would wish this to go to Committee if MBC were minded to refuse. Although the Clerk had responded on this a response had been received back from the Case Officer to say the second response from MPC was out of consultation period. It had subsequently been refused by MBC. Due to the timing it would seem that this would not go the Planning Committee as requested.

**21/506692/LBC – Oakstream Barn, Goudhurst Road**

Listed building consent for insertion of doors to North and South elevations

Subject to the Conservation Officer being in agreement Cllrs had no objection to this application.

**22/500081/SUB – Mountain Farmhouse, Marden Road**

Submission of details to discharge Condition 2 – details of the proposed method of drainage and condition 3 – details of the proposed native bog planting and marginals subject

20/500345/FULL

Noted

**22/500093/TPOA – Whitehurst, Dairy Lane**

TPO Application for 1 x (T1) works to lower branches in isolated area

Noted

**213/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No applications outside of Marden Parish

**214/22 MBC DECISIONS & APPEALS****Decisions**

21/506348/FULL - 2 Hillside Cottages, Goudhurst Road

Erection of a two storey side extension with habitable loft space

MPC – No objection

MBC – Granted

21/506224/FULL - Great Thorn Farm, Marden Thorn

Demolition of existing agricultural building and erection of 2-two bedroom starter homes (as an alternative to previous planning permission for converting the building into dwellings under reference 19/506429/FULL and 27/502436/FULL)

MPC – Commented, No objection in principle

MBC – Refused

21/506089/FULL - Kent Mart, Church Green

Retrospective application for erection of a single storey rear extension to form store room

MPC – commented regarding tree report

MBC – Granted

21/506173/FULL – Oakleigh House, Pattenden Lane

Erection of an extension to an existing warehouse including parking, access, landscaping and associated works

MPC – Refused no compliant to MNP Policy BE1

MBC – Granted

21/506088/TPOA - Rookery Path, High Street

Tree works on Yew trees in Rookery Path (owned by Marden Parish Council)

MPC – No comment

MBC – Granted

21/506544/FULL - Staplehurst Transits, Marden Road

Erection of a two storey manager's house and double car barn

MPC – not compliant to MNP Policies but subsequent information received – recommended approval

MBC – Refused

**Decisions outside Marden Parish**

No decisions received outside of Marden Parish

**Appeals**

No appeals received

**MBC Planning Committee**

The next MBC Planning Committee meeting is scheduled for 17<sup>th</sup> February 2022.

**215/22 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan – Regulation 19**

Cllr Tippen attended the KALC Area Committee last night when an MBC Officer was in attendance. It was reported 2215 representations for Regulation 19 (less than Reg 18) had been received. MBC will be making some major modifications which will go to SPI meeting on 21<sup>st</sup> March 2022. Further work is being undertaken on garden communities in regard to design, drainage etc. It is envisaged that the Inspector will have started work in May with hearings being received late Summer.

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

Next Meeting 8<sup>th</sup> February 2022.

**Landscaping at Vicarage Fields**

Planting had now been undertaken by the developer in accordance to the approved application.

**Marden Parish Council Planning Policies**

Cllrs asked to review the following policies for agreement at the next planning meeting:

Guidance for Committee Members and Public  
Enforcement Procedure

Gypsy Caravan Sites

S106 contributions – The Clerk was asked to speak with MBC to ascertain if S106 is still to be considered from developments.

Marden Village Design Statement (not changed)

Development/Applicant Pre-Application Meetings

#### **Marden Parish Council S106 contributions**

The Clerk had met with Borough Cllr Russell and received an update from MBC regarding the outstanding S106. The figures held by the Clerk regarding Open Space S106 were now in agreement with those kept by MBC.

It was agreed to set up a S106 Sub-Group at the May Annual Parish Council meeting.

#### **Highwood Green – Planning Conditions**

##### Outstanding Conditions.

It is alleged that condition 22(ii) of MA/13/0115, although been approved, does not seem to have been implemented. The Clerk was asked to contact MBC Enforcement.

### **216/22 MARDEN NEIGHBOURHOOD PLAN**

#### Meeting of Cllrs held 22<sup>nd</sup> January 2022.

Notes had been circulated and it was agreed in principle that the MNP would be reviewed in light of Maidstone Borough Local Plan. It was discussed that it would be reviewed in 2 phases (1) in light of updates from NPPF/conformity of policies; and (2) in depth review including an Open Day to be held on 7<sup>th</sup> May 2022. A meeting is to be held on 24<sup>th</sup> February at 7.30pm with Cllrs to discuss the format of the open day. The poster was agreed and this would now be publicised via the newsletter, social media and notice boards. Following the open day a meeting would be held for the community to attend and become involved with taking the MNP forward.

Notification had been received from MBC regarding the review process and this would be discussed at the meeting on the 24<sup>th</sup> February.

### **217/22 INVOICES FOR PAYMENT:**

The following invoices were put before Cllrs for agreement:

Wright Landscapes – work at side of library - £2,183.56

Sevenoaks District Council – premises licence at Southons Field - £70.00

Marden Memorial Hall – Hall hire, office rent and refuse - £446.00

Stanleys – Fuel and paint - £174.40

TOTAL £2,873.96

Cllrs agreed payments and Cllrs Tippen and Turner 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 will be asked to leave the meeting for the following item:

### **218/22 ENFORCEMENT**

#### **New/Reported Alleged Enforcement**

The Clerk was asked to contact the case officer on the position of the application for additional flood lighting at Marden Cricket & Hockey Club which was submitted in July 2021. As this was an application in the public domain it was agreed that this would not be classed as a confidential item when reporting back to a subsequent meeting.

**MBC Update on Enforcement**

Nothing to report

There being no further business the meeting closed at 8.32pm

Date:

Signed:

Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

01622 832305 / 07376 287981 / [clerk@mardenkent-pc.gov.uk](mailto:clerk@mardenkent-pc.gov.uk) / [www.mardenkent-pc.gov.uk](http://www.mardenkent-pc.gov.uk)