



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 7TH MARCH 2023 IN THE PARISH COUNCIL MEETING ROOM,
MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT
7.30PM**

182/23 PRESENT:

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

183/23 APOLOGIES:

Cllr Burton had given his apologies.

184/23 APPROVAL OF PREVIOUS MINUTES:

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

185/23 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

186/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

175/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH

23/500410/FULL – Pond Oast, Tanner Farm, Goudhurst Road, Marden

Installation of boiler vent including introducing native planting to the area of garden in front of the outlet to assist in screening the vent and relocation of 2 roof lights (part retrospective)

23/500411/LBC – Pond Oast, Tanner Farm, Goudhurst Road, Marden

Listed building consent for the installation of boiler vent including introducing native planting to the area of garden in front of the outlet to assist in screening the vent and relocation of 2 roof lights (works started)

Both the above applications were discussed together.

Marden Parish Council would normally resist applications for installation of roof lights in oast cones but the principle in this case was established in the approved application MA/11/1723 and MA/11/1724. Therefore, Cllrs raised no objection for 23/500410/FULL and no objection provided the Conservation Officer is in agreement for 23/500411/LBC.

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

Removal of existing storage barn and erection of 1 detached three bedroom dwelling with associated parking and landscaping (resubmission of 22/505439/FULL)

Cllrs discussed this in detail and although noted the reduction of footprint and the provision of more amenity space continue to recommend refusal and wish this to go to MBC Committee if minded to approve.

Reasons for refusal:

Out of keeping with the street scene;

Footprint still has a cramped and oppressive external environment to the north, west and south elevations;

Would fail to achieve high quality design;

Surface water management has not been addressed.

This application is therefore contrary to Maidstone Borough Council Local Plan Policies SP5, DM1 and DM5 and Marden Neighbourhood Plan policies BE1 and NE1.

Cllrs also wished it noted that the east and west elevational drawings appear to conflict with those of the north elevation. Together with the roof plan not reflecting the details in the elevations.

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.

Cllrs noted application.

23/500926/SUB – Westlands Oast, Summerhill Road, Marden

Submission of details to discharge condition 3 (materials) of planning application 20/501145/FULL.

Cllrs noted application.

188/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There were no planning applications received outside of Marden Parish.

189/23 MBC DECISIONS & APPEALS

Decisions

Decisions received from MBC:

22/504241/FULL – Oakhurst, Stilebridge Lane, Marden

Section 73 application for variation of condition 3 (change from timber cladding to composite wood) and condition 21 (ecological enhancements moved from caravans to the wider site) of planning application 19/500271/FULL.

MPC: No objection

MBC: Granted

22/505293/FULL – Great Thorn Farm, Marden Thorn, Marden

Section 73 application for minor material amendment to approved plans condition 11 (to allow changes to parking and access arrangements and general aesthetics within the site) pursuant to 18/504236/FULL

MPC: Noted

MBC: Granted

22/505968/FULL – The Old Station House, Church Green, Marden

Demolition of existing garage and store. Erection of a replacement garage and store with a first floor Annex ancillary to the main dwelling house.

MPC: No objection

MBC: Granted

23/500514/NMAMD – Staplehurst Transits, Staplehurst Road, Marden

Non material amendment to application 22/503981/FULL for replacement and relocation of fuel tank

MPC: Noted

MBC: Granted

Decisions outside Marden Parish

No decisions received for applications outside of Marden parish.

Appeals

No appeal information received.

MBC Planning Committee

The next MBC Planning Committee meeting is 23rd March 2023.

190/23 OTHER PLANNING ISSUES:

Maidstone Borough Council Local Plan

Cllr Tippen attended a recent Parish Liaison meeting when it was announced that the interim director for the Local Plan was leaving and a permanent replacement had been found.

The Inspector had raised some issues regarding the stage 2 hearings which were currently being addressed by MBC.

MBC Planning and Infrastructure Policy Advisory Committee Meetings

Next meeting 30th March 2023.

MBC – Gypsy, Traveller and Travelling Showpeople DPD consultation

Cllrs agreed, to give themselves more time to read the documentation, to defer this to the next meeting on 21st March when a draft response would be discussed. Cllr Turner was due to attend the next KALC Area Committee Meeting on 27th March when this item was due to be on the agenda.

191/23 MARDEN NEIGHBOURHOOD PLAN

A meeting was held on 4th March when the chapters were revisited and several more amendments and comments were made. The revised document had been circulated to all Cllrs in attendance.

The next meeting was scheduled for 3rd June when the Introduction and Future chapters would be viewed.

192/23 INVOICES FOR PAYMENT:

The following invoices were put before Cllrs for agreement:

Employees & HMRC: March Salaries & February PAYE/NIC: £7,675.76

Castle Water: public conv. water supply: £3.32

Viking: office and newsletter supplies: £139.41

Marden Memorial Hall: Office rent, hall hire, office cleaning: £609.35

Alison Hooker – H&S posters: £18.00

Stanleys Garage – fuel: £76.,60

Rachel Gillis-Coates – Facebook boost: £20.00

RJP Window Cleaning – public conv. cleaning: £665.00

The Hop Press – Newsletter printing : £1,410.00

Graham Carey – grounds maintenance: £300.00

The invoices were agreed for payment and Cllrs Tippen and Turner would authorise on Unity.

193/23 ENFORCEMENT

No new enforcement or updates were available, so meeting was not closed for confidential items

There being no further business the meeting closed at 8.40pm

Date:

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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