



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 7TH DECEMBER 2021 HELD IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 8.05PM following the closure of the Extra Ordinary Full Council Meeting.

172/21 PRESENT:

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

173/21 APOLOGIES:

There were no apologies.

174/21 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meetings held on 16th and 23rd November 2021 were agreed and signed as a true record.

175/21 CLLR INFORMATION

Declarations of Interest

/All Cllrs declared an interest in Item 177/21 Rookery Path as the trees were in the ownership of the Parish Council trees.

Granting of Dispensation

There were no requests for dispensation

176/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

177/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH

21/506038/FULL – Ellmacy, Stilebridge Lane, Marden

Change of use of land for stationing of 4 holiday caravans.

Cllrs noted the application and wished the following be raised with MBC:

- On the site location plan it appears to incorrectly describe the site application as within the blue line rather than within the red line.
- The access road should be included within the red line.
- The proposed access road and the connecting highway is within Flood Zone 2.

21/506088/TPO – The Rookery Path, High Street, Marden (MPC Application)

TPO application to cut back Yews in the following groups as follows:

G3: outside 1 Merchant Place – cut back branches to boundary as overhanging neighbouring property;

G4: outside 5 Merchant Place – cut back branches to boundary as overhanging neighbouring property;

G5: outside 15 Merchant Place – cut back branches to boundary as overhanging neighbouring property;

Cut one Oak back to boundary (nearest Oak to footpath leading to Morello Path/Napoleon Drive from the playing field) as overhanging neighbouring property (12 Napoleon Drive).

Cllrs noted the application and did not wish to make comment as it was MPC's application.

21/506089/FULL – Kent Mart, Church Green, Marden

Retrospective application for erection of a single storey rear extension to form storeroom. Cllrs noted the application. If MBC is minded to approve that it be subject to the work being undertaken as detailed in the Tree Report.

21/506173/FULL – Oakleigh House, Pattenden Lane, Marden

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

In principle Cllrs support development that encourages employment. However, due to its bulk, size and form, together with being significantly closer to the highways in relation to the existing building and the neighbouring warehousing, Cllrs recommend refusal as does not fully comply to MNP Policy BE1. Cllrs also felt that the largely blank façade is out of keeping with other neighbouring modern buildings and detrimental to the street scene. If MBC are minded to approve Cllrs wished to see an enhanced landscaping scheme put in place.

178/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There were no planning applications outside of Marden Parish that had been brought to the attention of the Committee.

179/21 MBC DECISIONS & APPEALS**Decisions**

Decisions received since the last Planning meeting are as follows:

21/504807/FULL – Cherry Bank, Plain Road

Demolition of detached garage and outbuilding, and erection of 1 four-bedroom, two storey detached dwelling. Replacement of roof to existing dwelling, including erection of a first floor, front porch and single storey rear extension, with associated parking and amenity space for each dwelling. Creation of a new vehicle access.

MPC – No objection with recommended conditions

MBC – Granted

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

Conversion and refurbishment of existing derelict timber framed outbuilding into a new 1 bedroom holiday let (resubmission of 21/500208/FULL)

MPC – No comment (description incorrect)

MBC – Granted

21/505175/FULL – 20 Sovereigns Way

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

MPC – No comment

MBC – Granted

21/505272/FULL – 3 Howland Road

Erection of a first floor rear extension to accommodate an additional guest bedroom (resubmission of 21/502451/FULL)

MPC – No objection

MBC – Granted

21/505810/AGRIC – Broad Forstal Farm, Tilden Lane

Prior Notification for the erection of an agricultural building for the storage of hay, straw and machinery. For its prior approval to siting, design and external appearance

MPC – No comment

MBC – Prior Approval not required

Decisions outside Marden Parish

There were no decisions made on any applications outside of Marden which were relevant to the parish.

Appeals

No appeal details had been received

MBC Planning Committee

The next MBC Planning Committee meeting is scheduled for 16th December 2021.

Possible agenda items to be discussed by Cllrs.

180/21 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan**

Regulation 19 Consultation: 29th October 2021 to 13th December 2021

Cllrs had discussed and ratified MPC's response to Regulation 19 at the Extra Ordinary Full Council meeting held prior to Planning Committee.

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

Next Meeting 7th December 2021.

Landscaping at Vicarage Fields

Update received from MBC. Information had been sent to MBC and Enforcement were looking into the landscaping still outstanding from the application.

181/21 MARDEN NEIGHBOURHOOD PLAN

Meeting scheduled for 15th January 2022.

182/21 INVOICES FOR PAYMENT:**Electronic Payments**

The following invoices were submitted to Cllrs for approval:

Alison Hooker – Food Hygiene Training - £24.00

Kent County Council – Lighting Permit - £30.00

Marden Memorial Hall – Office rent, hall hire and office refuse - £523.25

Golden Hill Nurseries – Memorial Trees - £210.00

Stanleys Garage – Fuel and miscellaneous - £188.57

Howlands Electrical – Library tree (indoor) light PAT Testing - £60.00

East Peckham Silver Band – playing at Marden at Christmas - £100.00

Alison Hooker – Morris Dancers donation/travel expenses - £73.40

Employees – December salaries - £5,204.80

Viking – Miscellaneous supplies - £70.01

Graham Carey – grounds maintenance - £548.00

TOTAL: £7,032.03

Invoices were agreed and Cllrs Stevens and Turner would authorise on Unity.

The Chairman will 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:

183/21 ENFORCEMENT**New/Reported Alleged Enforcement**

One new alleged enforcement was reported. The Clerk would contact MBC for information.

MBC Update on Enforcement

There being no further business the meeting closed at 21.15

Date: 21st December 2021

Signed: *Cllr A Turner*

Chairman, Marden Planning Committee

Marden Parish Council

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