



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 15<sup>TH</sup> FEBRUARY 2022 HELD IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30pm**

**219/22 PRESENT:**

Cllrs Adam, Boswell, Newton, Robertson, Stevens, Tippen and Turner (in the chair). The Clerk and Borough Cllr Russell were also in attendance.

**220/22 APOLOGIES:**

Apologies were received from Cllr Gibson.

**221/22 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 1<sup>st</sup> February 2022 were agreed and signed as a true record.

**222/22 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

**223/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

Member of the public did not wish to speak on any item on the agenda.

**224/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**20/505751/EIFUL – Reed Court Farm, Hunton Road, Marden**

Erection of a new free-range egg farm consisting of 3 hen houses and extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works.

Additional Information had been received from the applicant's agents regarding Regulation 25. Cllrs viewed the previous response dated 16<sup>th</sup> August 2021 to ascertain whether any information received has answered any of the concerns. Each policy from this response was considered as follows:

Policy BE5 – New Farm Buildings: Cllrs felt no information received changed this response;

Policy BE1 – Local Character: Cllrs felt no information received changed this response;

Policy BE2 – Residential Amenity: Cllrs felt no information received changed this response.

However, they noted the information provided by the applicant in that Fridays was keen to encourage use of permissive access. Cllrs would want to see this strengthened;

Policies NE1 – Surface Water Management and NE2 – Water Quality: Cllrs felt there was no information provided around surface water management which changed their response;

Policy NE3 - Landscape Integration; Cllrs felt that no information received changed their response;

Policy NE4 – Biodiversity and Habitat:

Paragraph 1 - Biodiversity Net Gain: Cllrs noted that the applicant had demonstrated that there is a biodiversity net gain. However, there was no new information provided regarding the concerns over badgers and other wildlife and therefore the previous comments remains;

Paragraph 2 – Cllrs noted that this had been covered in the new information;

Paragraph 3 – Cllrs noted that this had been covered in the new information;

Paragraph 4 – No new information had been received and therefore the previous response remains.

Policy IN3 – Traffic Regeneration: No new information had been provided and the response remained unchanged.

Flood Risk: Cllrs noted that a sequential test had been undertaken. However, the issue regarding access road flooding still remained.

PROW: KM144 is an improvement to the original proposal and Cllrs felt that this had reasonably been dealt with.

PROW: KM229 – comments remain the same.

Following the discussion Cllrs were of the opinion that the new information did not alter their view and continued to recommend refusal. However, the Parish Council also reserves the right to comment further should additional information be forthcoming from the applicant.

Cllrs wished to see this application go to MBC Planning Committee. The Clerk would draft the response and place on the next Planning Committee agenda for ratification before sending to MBC.

#### **22/500178/LBC - Bridgelands Cottage, High Street, Marden**

Listed building consent for erection of single storey rear extension and insertion of replacement double glazed timber windows and front door.

Cllrs raised no objection provided the Conservation Officer is in agreement.

#### **22/500274/SUB – Marden Cricket and Hockey Club, Stanley Road Marden (Russet Grove)**

Submission of details pursuant to condition 7 (Part 4) (Contamination) and Condition 18 (verification report) of planning permission 17/504754/FULL

Noted

#### **Oakhurst, Stilebridge Lane, Marden**

Submission of details pursuant to planning permission 19/500271/FULL: Change of use of land for the stationing of 18 holiday caravans with associated works including laying of hardstanding and bin store:

22/500493/SUB – Condition 11 – Tree Protection Plan

22/500608/SUB – Condition 12 – Sustainable Surface Water Drainage System

22/500611/SUB – Condition 16 – Precautionary measures for reptiles and great crested newts, including habitat manipulation and creating/improving reptile and GCN habitat

22/500614/SUB – Condition 17 – Site Management Plan

Cllrs noted all the above applications.

#### **225/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

There were no planning applications brought to the attention of the meeting for outside of the parish.

#### **226/22 MBC DECISIONS & APPEALS**

##### **Decisions**

21/506361/FULL – Kariliam, Stanley Road, Marden

Demolition of existing garage, erection of a front porch, detached garage with office above and rear balcony.

MPC – No objection

MBC – Granted

21/506420/FULL – Little Cornwells, Goudhurst Road, Marden

Erection of a first floor side extension and two storey side extension, creation of additional highway access and hard and soft landscaping

MPC – Refused

MBC – Refused

**Decisions outside Marden Parish**

No decisions were received for applications outside of Marden parish.

**Appeals**

No appeals had been received.

**MBC Planning Committee**

The next MBC Planning Committee meeting is scheduled for 17<sup>th</sup> February 2022. No applications for Marden were on the agenda for this meeting.

**227/22 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan – Regulation 19**

A meeting to discuss the major modification is due to be held on 21<sup>st</sup> March.

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

Meeting held on 8<sup>th</sup> February 2022 – review of Marden Conservation Area is on hold and is planned for 2023/24.

**Marden Parish Council Planning Policies**

Cllrs wished the Clerk to revisit the policy on Development/Applicant Pre-Application meetings and this would be circulated to all Cllrs prior to the next Planning Committee meeting. The S106 Developer Contributions Policy would be looked at once a response had been received from MBC. All other policies were agreed for ratification by Full Council:

**Highwood Green – Planning Conditions**

Outstanding Conditions – no response had been received from MBC.

**Maidstone Borough Council: Gypsy, Traveller & Travelling Showpeople Development Plan**

Call for Sites consultation 1<sup>st</sup> February to 31<sup>st</sup> March 2022

Cllrs noted this consultation.

**228/22 MARDEN NEIGHBOURHOOD PLAN**

A meeting of Cllrs to be held on 24<sup>th</sup> February to discuss the format for the open day on 7<sup>th</sup> May.

**229/22 INVOICES FOR PAYMENT:**

The following invoices were put before Cllrs for agreement:

Ian Jones – unlocking/locking Southons Field/Public Conveniences - £200.00

Golden Hill Nurseries – winter planting - £288.05

Golden Hill Nurseries – winter planting - £506.00

Viking – office, toilets and newsletter supplies - £104.03

Alison Hooker – office supplies - £29.98

KALC – Health and Wellbeing Conference - £48.00

Cllr Kate Tippen – 2 spades for caretakers - £79.98

TOTAL: £1,256.49

Cllrs approved invoices and Cllrs Newton and Turner would authorise on Unity.

No new or reported enforcement issues were raised.

**230/22 ENFORCEMENT****New/Reported Alleged Enforcement****MBC Update on Enforcement**

There being no further business the meeting closed at 9.00pm

Date:

Signed:

Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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