



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 1ST NOVEMBER 2022 IN THE PARISH OFFICE MEETING ROOM,
MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT
7.30PM**

110/22 PRESENT:

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

111/22 APOLOGIES:

Cllrs Boswell and Robertson had given their apologies.
Cllr Burton not in attendance.

112/22 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 18th October 2022 were agreed and signed as a true record.

113/22 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest

Granting of Dispensation

There were no requests for dispensation

114/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance

115/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH

22/504643/FULL – Holly Cottage, Maidstone Road, Marden

Erection of two storey side extension with front dormer and roof lights to the rear, and new front porch

Cllrs noted that this is the second significant extension on the building but raised no objection to the proposal on this property in the context of the neighbouring extended properties.

22/504677/FULL – Mountain Barn, Marden Road, Marden

Erection of a single storey rear extension and link structure. Reconfiguration of existing patio area.

22/504678/LBC – Mountain Barn, Marden Road, Marden

Listed building consent for internal/external alterations including removal of external to facilitate the erection of a single storey rear extension with roof lights and a linked to structure and reconfiguration of existing patio area.

The proposals for both the above applications were viewed. However, Cllrs were unable to comment at this current time as no site, location or block plan had been provided. Once this had been received they would review the application.

22/504747/FULL – Land Rear of The Taj, Church Green, Marden

Erection of 4 residential dwellings with associated access, parking and landscaping (Resubmission of 21/503821/FULL)

Cllrs recognised that some concerns from the previous application had been addressed and in principle, accept that this is a sustainable development site, but Marden Parish Council is very concerned about the access to the site and wished to reiterate its previous comments as follows:

Limited width and height of the access to the site would cause problems during construction; and following occupation of the site there would be ongoing restrictions for emergency services, removal vehicles and refuse collection; Larger vehicles would not be able to access the site directly which will only exacerbate the existing parking problems in the Church Green area to an unacceptable extent and are likely to encourage double parking and/or pavement parking and congestion thus worsening road safety problems, which already exist for pedestrians and vehicles;

Cllrs also wished to add to this:

The number of retail establishments including convenience store, fish & chip shop, garage, Indian restaurant and butchers in the area already create a high level of vehicles parked on the road causing blocking and congestion across the entrance to the site, particularly at lunchtime and early evening. This is exacerbated with pedestrians and vehicles leaving the train station. Therefore, Cllrs felt this was contrary to Marden Neighbourhood Plan Policy In3.

The access is irredeemable which Cllrs could not see being resolved during construction or occupancy.

Other issues raised:

- Cllrs were concerned, in light of the access issues above, where refuse collection would take place and where residents of the new dwellings would store their refuse bins on collection day. No available space was clear, or indicated, at the front of the site;
- There is no mention in the Heritage Statement of the mounting block on the side wall of the convenience store (Kent Mart). Thus contrary to Marden Neighbourhood Plan Policy BE1;
- The Heritage Statement does not appear to address the issue of the archaeological finds which are known to exist following a dig in 2007 by members of Marden History Group and an archaeologist from Maidstone;
- Contrary to Marden Neighbourhood Plan Policy NE1 as Cllrs felt that due to the known surface and ground water issues in the area this should be dealt with within the application and not left to be conditioned;

Taking all the above into account Cllrs recommended refusal and wished the application to be called in if Maidstone Borough Council is minded to approve.

22/504812/FULL – Little Cornwells, Goudhurst Road, Marden

Erection of two storey side/front extension and alterations to existing garage roof. Relocation of vehicular access (Resubmission of 21/506420/FULL)

Cllrs noted the significant reduction from the previous application and whilst still a large extension raised no objection to this new proposal.

22/504879/PNQCLA – Thorn Farm, Marden Thorn, Marden

Prior notification for the change of use of agricultural building to 1 dwelling house. 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 (dwelling house); design and external appearance impacts on the building; provision of adequate natural light in all habitable rooms of the dwelling house.

Cllrs noted the application but agreed that the indicative floor plans appear to bear no relation to the existing building and therefore should be submitted as a full application.

116/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications received outside of Marden parish

117/22 MBC DECISIONS & APPEALS**Decisions**

22/503219/SUB – Great Thorn Farm, Marden Thorn

Submission of details pursuant to conditions 4 (landscaping), 6 (biodiversity enhancement), and 10 (contamination) of application 22/500897/FULL.

Approved

22/503660/LBC – Reeves Barn, Battle Lane, Marden

Listed Building Consent for minor internal alterations including the removal of the modern Master Bedroom ceiling to expose the roof structure above, removal partition wall, existing cupboard and door. Repositioning of the adjacent partition, removal of door openings to Bedroom 4 and removal of the Landing Cupboard and door with access to roof void.

Permitted

22/504074/FULL – 4 Ramsden Way, Marden

Erection of a two storey side and a single storey rear extension

Permitted

22/504376/NMAMD – Great Thorn Farm, Marden Thorn, Marden

Non Material Amendment for application 22/500897/FULL for alteration to external materials removing external cladding and increasing external brickwork

Refused

Decisions outside Marden Parish

No decisions from outside Marden Parish had been received.

Appeals

No new appeal information had been received.

MBC Planning Committee

The next MBC Planning Committee meeting is 24th November 2022. It is understood that 22/503914 Staplehurst Transits (dwelling application) was to be heard. Cllrs would discuss attendance and statement at the next Planning meeting.

118/22 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

Meeting held on 17th October 2022. No update provided.

Next meeting is scheduled for 3rd November

9.12pm – Cllr Adam left the meeting

Community Infrastructure Levy (CIL)

Update on money received from 1st April to 30th September 2022

The Clerk reported that £992.06 had been received for the period 1st April to 30 September 2022 for application 21/505842/FULL.

The Clerk provided a list of those applications which still had CIL outstanding and this would continue to be monitored along with information provided by MBC.

119/22 MARDEN NEIGHBOURHOOD PLAN

The meeting is scheduled for 5th November.

120/22 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Kent County Council – Illuminated Street light fixing (load bearing check) - £112.00

Howland Electrical – Office PAT Testing - £103.20

Paul Waring – Mowing of Playing Field and Southons Field - £343.56

The Hop Press – Newsletter printing - £1,355.00

Alison Hooker – Land Registry Check - £34.90

Total £1,948.66

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

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:

121/22 ENFORCEMENT

New/Reported Alleged Enforcement

Previously reported alleged breach had been sent to Maidstone Borough Council

MBC Update on Enforcement

No updates received

There being no further business the meeting closed at 9.30pm

Date: 15th November 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

01622 832305 / 07376 287981 / clerk@mardenkent-pc.gov.uk / www.mardenkent-pc.gov.uk