



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 19TH DECEMBER 2023 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

160/23 PRESENT:

Cllrs Adam, Besant, Boswell, Newton, Robertson and Turner (in the chair) were present. The Clerk and 6 members of the public were also in attendance.

161/23 APOLOGIES:

Cllrs Gibson and Tippen had given their apologies.

162/23 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 5th December 2023 were agreed and signed as a true record.

163/23 CLLR INFORMATION

Declarations of Interest

Cllr Besant had worked with the resident for 3 The Lambing Shed but had not had dealings with applicant for 23/505406/PNQCLA.

Granting of Dispensation

There were no requests for dispensation.

164/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public were in attendance for application 23/505406/PNQCLA and 20/505751/EIFUL.

165/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH

PRIOR NOTIFICATION APPLICATIONS

23/505406/PNQCLA – 2 The Lambing Shed, Blue House Farm, Battle Lane, Marden

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

Resident gave a very detailed report to Cllrs which provided a background of the application site.

Cllrs noted that none of the information provided in this application had changed and therefore agreed that the previous comments made by MPC still stand. Cllrs also felt that MBC's decision for refusal for application 23/502614/PNQCLA at point (2) is still relevant. Cllrs therefore object to this application.

19.56 4 members of the public left the meeting.

OTHER APPLICATIONS

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

Erection of a new free range egg farm consisting of 2 hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works.

Revised details received.

Resident provided a report on the documents recently submitted and raised concerns over the pollution to the River Beult.

Cllrs requested that this application be deferred until 2nd January 2024 meeting to allow additional time to review the new documents.

166/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

22/501335/FULL- Land North of Little Cheveney Farm, Sheephurst Lane, Marden

This application is currently at appeal (Public Inquiry to be held from 16th January 2024) but the Planning Inspector has agreed to formally consider an amended “appeal scheme” rather than the scheme determined by MBC Planning Committee. The scheme is essentially for fewer PV panels over a smaller hectareage (from 54.6ha to 46.3ha),

The Clerk had contacted the applicant for clarification raised at the last meeting and further clarification was requested. Cllrs agreed to defer until 2nd January for comments to be sent.

20.29 two members of the public left the meeting.

167/23 MBC DECISIONS & APPEALS

Decisions

The following decisions had been received from MBC:

23/504561/FULL – 3 The Lambing Shed, Blue House Farm, Battle Lane, Marden

Change of use of agricultural land to residential garden (part retrospective)

MPC: No objection

MBC: Granted

23/504730/FULL – 11 Merchant Place, Marden

Demolition of existing conservatory and erection of single storey rear extension (resubmission of 23/503509/FULL)

MPC: No objection

MBC: Granted

23/504853/PNEXT – 5 Primrose Close, Marden

Prior notification for a proposed single storey rear extension with (A) extends by 6.3metres beyond the rear wall of the original dwelling; (B) Has a maximum height of 3.534 metres from the natural ground level; and (C) Has a height of 2.1 metres at the eaves from the natural ground level.

MPC: Noted

MBC: Refused

23/504895/FULL – Johns Hairdressers, 5 High Street, Marden

Demolition of part flat roofed rear extension and replace with the erection of a pitched roof single storey rear extension.

Withdrawn

23/504896/LBC – Johns Hairdressers, 5 High Street, Marden

Listed building consent for the demolition of a part flat roofed rear extension and replace with the erection of a pitched roof single storey rear extension including internal alterations.

Withdrawn.

Decisions outside Marden Parish

There were no decisions received which were outside of Marden Parish.

Appeals

No new appeals received.

168/23 OTHER PLANNING ISSUES:

MBC Planning Committee

The next MBC Planning Committee meeting is on 18th January 2024.

Maidstone Borough Council Local Plan

Details on the latest updates regarding the review can be seen on MBC’s website: [Local Plan Review - Examination - MBC Local Plan \(maidstone.gov.uk\)](https://www.maidstone.gov.uk/Local-Plan-Review-Examination-MBC-Local-Plan)

Tree Preservation Orders (TPOs)

Cllrs support the Tree Warden's proposal to consider applying for TPO's and the Clerk was asked to research ownership and to look at what was required to submit an application.

169/23 MARDEN NEIGHBOURHOOD PLAN

No further information had been received from MBC.

170/23 INVOICES FOR PAYMENT:

The following invoices for payment were submitted to the meeting:

Marden Memorial Hall: Office rent, cleaning, refuse and hall hire - £545.15

P&F Window Cleaning – Public Conv. Cleaning - £695.00

Total £1,240.15

Cllrs agreed payments and Cllrs Newton and Turner would authorise on Unity.

There were no confidential items to discuss so the meeting was not closed for the following item.

171/23 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

The meeting closed at 8.50pm

Signed:

Date: 2nd January 2024

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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