



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 18th OCTOBER 2022 IN THE PARISH OFFICE MEETING ROOM,
MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT
7.30PM**

098/22 PRESENT:

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

099/22 APOLOGIES:

Cllrs Adam gave his apologies prior to the meeting. The Clerk also gave her apologies.

The Deputy Clerk took the minutes in the Clerk's absence.

100/22 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 4th October 2022 were agreed and signed as a true record.

101/22 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for granting of dispensation

102/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance for this meeting.

103/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH

22/503882/FULL – Oakstream Barn, Goudhurst Road, Marden

Erection of a single storey side/rear extension and link

22/503883/LBC – Oakstream Barn, Goudhurst Road, Marden

Listed Building Consent for erection of a single storey side/rear extension and link with associated internal alterations at ground floor level

Cllrs viewed these applications together and recognised that there had been a reduction in size and mass of the proposed extension. Cllrs still felt it was contrary to BE1 of the Marden Neighbourhood Plan and Policies DM1ii, DM4.1 and DM32.2 of the Maidstone Borough Council's Local Plan and detrimental to the fabric, character and setting of a listed building in the open countryside and recommend refusal.

22/504536/LAWPRO – 1 and 2 Summerhill Cottages, Battle Lane, Marden

Lawful Development Certificate for proposed erection of a single storey rear and side extensions at 1 and 2 Summerhill Cottages and erection of a detached garage at 2 Summerhill Cottages

Cllrs noted.

22/504542/FULL – 2 The Lambing Shed, Blue House Farm, Battle Lane, Marden

Change of use of agricultural building to residential annexe with garage and storage ancillary to main dwelling including the erection of a single storey rear and side extension

The application had not demonstrated conformity with the Marden Neighbourhood Plan's policy BE4 with regard to demonstrating whether there are any impacts on wildlife habitats in the vicinity of the site or upon the amenities of neighbouring properties. Therefore, Cllrs recommended refusal. If Officers were minded to approve, Cllrs wish to see the condition that the conversion remains ancillary and for the sole use of 1 Lambing Shed.

22/504638/LBC – Bridgelands Cottage, High Street, Marden

Listed Building Consent for the erection of a single storey rear extension with 1 roof light and repairs to existing timber sash windows and doors (Resubmission of 22/501809/LBC)

Cllrs raised no objection subject to the Conservation Officer being satisfied with the proposal.

22/504642/FULL – 2 Blue House Cottages, Battle Lane, Marden

Erection of a single storey detached garage

Cllrs recommended no objection.

104/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications received outside of Marden parish.

105/22 MBC DECISIONS & APPEALS**Decisions**

22/500608/SUB – Oakhurst, Stilebridge Lane, Marden

MPC: Noted

MBC: Approved

22/501761/FULL – Marden Sports Club, Maidstone Road, Marden

MPC: Refused

MBC: Refused

22/502032/FULL – 2 Reader Drive, Marden

MPC: Refused

MBC: Granted

22/502524/FULL – The Round House, Marden Thorn

MBC: Withdrawn

22/502989/FULL – Beech Barn, Sheephurst Lane, Marden

MPC: No objection

MBC: Granted

22/503405/FULL – 2 Blue House Cottages, Battle Lane, Marden

MPC: No objection

MBC: Refused

22/503406/LBC – 2 Blue House Cottages, Battle Lane, Marden

MPC: No objection

MBC: Refused

22/504395/LAWPRO – 1 Old Pond Cottages, Maidstone Road, Marden

MPC: Noted

MBC: Refused

Decisions outside Marden Parish

There were no decisions received from MBC.

Appeals

The Tanner Farm appeal is ongoing and has been postponed until January 2023.

MBC Planning Committee

The next MBC Planning Committee meeting is 20th October 2022.

At the time of this meeting and following release of the agenda, the following items were not on the agenda:

22/503914/FULL – Staplehurst Transits, Staplehurst Road, Marden

Erection of a two-storey manager's house and a double car barn (resubmission of 21/506544/FULL).

Therefore, no Cllrs were required to attend.

106/22 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.

Next meeting is scheduled for 9th November.

Paddock Wood Neighbourhood Plan

Paddock Wood Neighbourhood Plan had been submitted to Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 – closing date for comments 14th November 2022 - Noted

Cranbrook & Sissinghurst Neighbourhood Plan

Cranbrook & Sissinghurst Neighbourhood Plan had been submitted to Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 – closing date for comments 14th November 2022 - Noted

Assets of Community Value

Cllrs agreed to review the current list and agreed to meet in January 2023 to discuss further.

107/22 MARDEN NEIGHBOURHOOD PLAN

The meeting is scheduled for 5th November.

108/22 INVOICES FOR PAYMENT:

There were no invoices submitted at this the meeting.

The Chairman 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:

097/22 ENFORCEMENT**New/Reported Alleged Enforcement**

There was one report of alleged enforcement raised which the Clerk would be asked to report to MBC Enforcement.

MBC Update on Enforcement

No updates had been received from MBC.

There being no further business the meeting closed at 8.53pm

Date: 1st November 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee
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