



Minutes were agreed at the Planning Committee meeting on 16<sup>th</sup> March 2021. They will be signed at the first face to face meeting of the Planning Committee.

## **MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 2<sup>ND</sup> MARCH 2021 HELD VIRTUALLY AT 7.30PM**

### **023/21 PRESENT**

Cllrs Adam, Mannington, Newton, Robertson, Tippen and Turner were in attendance. Cllrs Barker and Boswell together with the Clerk and two members of the public were also present.

In the absence of Cllr Stevens, Chairman of Planning, Cllr Turner, as Vice-Chairman of Planning, took the chair.

### **024/21 APOLOGIES**

Cllrs Brown and Stevens had given their apologies.

### **025/21 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES**

The minutes of the previous meeting held on 16th February 2021 had been circulated. Prior to agreement Cllr Adam wished the minutes to be amended at item 016/21 as follows: last paragraph: delete “Cllr Adam said that the area was on the flood plain.” And add “Cllr Adam asked the representative about the site being near the flood plain”. Following this amendment, the minutes were agreed as a true record and would be signed at the first face to face meeting of the Planning Committee.

### **026/21 CLLR INFORMATION**

#### **Declarations of Interest**

There were no declarations of interest.

#### **Changes to Cllrs Register of Interest**

There were no changes to Cllrs Registers of Interest.

#### **Granting for Dispensation**

There were no requests for dispensation of any item in these minutes.

### **027/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

Two members of the public were in attendance but did not wish to speak on any item.

*7.34pm – Cllr Newton arrived at the meeting*

### **028/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH 19/500271/FULL – Oakhurst, Stilebridge Lane**

Change of use of land for the stationing of 18 holiday caravans with associated works including laying of hardstanding and bin store – additional information received

Cllrs reviewed the additional information and wished their previous comments to be reiterated in full. Further to that Cllrs had received information and photographs that the area had flooded again over the past few months and photos had been submitted to MBC by a resident. Cllrs agreed that the design was not in keeping with the open countryside and it was not visually or sympathetic thereby contrary to Marden Neighbourhood Plan Policy BE1. The design of the cabins were not of sustainable construction nor was there evidence of sustainability on the site layout thereby contrary to Marden Neighbourhood Plan Policy BE3. Cllrs also felt that the landscape scheme was contrary to Marden Neighbourhood Plan Policy NE5 as it did not show evidence of significant number of native planting.

Cllrs therefore recommended refusal.

**21/500424/FULL – Golden Hill Nurseries, Goudhurst Road**

Erection of an agricultural packhouse building resubmission of 20/504910/FULL

Cllrs noted the ecology report that had now been submitted with this application and wished their previous comments be reiterated.

**21/500660/SUB – Marden Medical Centre, Church Green**

Submission of Details to Discharge Condition 3 (Landscape Scheme) and Condition 5 (Acoustic Report) Subject to 20/503890/FULL

Cllrs noted application

**21/500810/FULL – Kariliam, Stanley Road**

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

Cllrs viewed the amendments to this new application from previous applications submitted (20/503233/FULL and 20/505302/FULL). Cllrs felt that the whole ensemble including the porch, which straddled both parts of the property, and the inward facing dormer window on the garage were incongruous to the street scene. Cllrs felt that the balcony should be removed from the design as it overlooked neighbours' amenities. Cllrs therefore recommended refusal.

**029/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

There were no applications submitted relevant to Marden Parish

**030/21 MBC DECISIONS & APPEALS**

**Decisions**

Decision updates received from MBC:

20/505321/FULL – Stilebridge Caravan Site, Stilebridge Lane – granted

20/505540/FULL – 1 Rose Villas, Goudhurst Road - refused

**Decisions outside Marden Parish**

20/503935/FULL – The White Hart, Claygate (Collier Street Parish) - granted

**Appeals**

11/1948 – Monks Lakes, Staplehurst Road (Ref APP/U2235/W/20/3259300). Cllrs comments had been submitted by MBC. The appeal would be determined on the basis of written representations.

**MBC Planning Committee**

The next MBC Planning Committee meeting had been scheduled for 25<sup>th</sup> March. The agenda was due to be published the week before and an item would be placed on the Amenities Agenda for 23<sup>rd</sup> March in case an application for Marden was listed.

**031/21 OTHER PLANNING ISSUES:**

**Maidstone Borough Council Local Plan**

No further information had been received.

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

The next SPI Committee meeting was due on 9<sup>th</sup> March. The agenda papers had been uploaded to MBC website earlier in the day and it is understood that the SPI Committee would be receiving a report on Regulation 18 together with a summary of responses. Cllrs were advised to read papers.

**MPC Planning Policies**

The Clerk had circulated amendments to:

Planning Policy 1: Guidance for Committee Members and the Public

Planning Policy 2: Enforcement Procedure

Planning Policy 4: Gypsy Caravan Sites

(Planning Policy 3 (Development Contributions) now formed part of the Infrastructure Spend Plan and Planning Policy 5 was the Marden Village Design Statement which is not considered for amendment).

Cllrs agreed the amendments to the 3 policies.

Planning Policy 6: Developer Meetings – Cllrs agreed that this would be amended to include pre-application meetings with individual applicants as well as developers. Cllr Turner agreed to review and circulate.

### **Consultations**

#### “Right to Regenerate”

Cllr Turner gave a brief background of the content of this consultation and agreed to read through and send comments via email to Cllrs. Cllrs agreed that a response would be sent before the closing date of 13<sup>th</sup> March.

### **032/21 INVOICES FOR PAYMENT:**

Invoices had been circulated to Cllrs prior to the meeting and the following were agreed for payment:

Ecosan – Sanitary units at public conveniences - £95.50  
 Rachel Gillis-Coates – QR Code subscription - £63.24  
 Viking – Office/Newsletter supplies - £72.45  
 PI (Play Inspections – Annual play area inspections - £243.00  
 SLCC – The Law of Allotments publication - £29.60  
 Viking – Toilet Rolls - £50.36  
 Sevenoaks DC – Licence recharge for Southons Field - £210.00  
 Marden Memorial Hall – Office Rent - £295.00  
 RJP Cleaning – public convenience cleaning - £635.00  
 Graham Carey – contractor: grounds maintenance - £210.00  
 Stanleys Garage – vehicle fuel - £65.95  
 Employees and HMRC – Salaries and PAYE/NIC payments - £6,393.52  
 TOTAL: £8,363.62  
 Cllrs Boswell and Mannington would authorise payments on Unity

The Chairman then read out the following statement:

**I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 160, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:**

### **033/21 ENFORCEMENT**

An email had been received with an alleged breach. The Clerk and Cllr Tippen would view and report to MBC.

There being no further business the meeting closed at 8.56pm

Date:

Signed:

Cllr T Stevens

Planning Chairman

Marden Parish Council

Parish Office

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