



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 3RD
AUGUST 2021 HELD IN THE JOHN BANKS HALL, GOUDHURST ROAD
COMMENCING AT 7.30PM

064/21 PRESENT:

Cllrs Adam, Boswell, Gibson, Newton, Robertson, Stevens, Tippen and Turner (in the chair) were present. Cllr Burton, the Clerk, Borough Cllr Russell and two members of the public were also in attendance.

065/21 APOLOGIES:

Cllr Besant (not on Planning Committee) had given his apologies.

066/21 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 20th July 2021 were agreed and signed as a true record.

067/21 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest

Granting of Dispensation

There were no requests for dispensation.

068/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

One member of the public wished to speak on item 069/21 (21/503412/FULL - Marden Sports Field)

The Chairman proposed, and all agreed, that this item be moved to be discussed as the next item on the agenda.

069/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH

21/503412/FULL – Marden Sports Club, Maidstone Road, Marden

Erection of 8 full masts and 4 lower masts floodlighting to serve the sports pitches.

The Chairman invited the resident to speak to Cllrs before discussion.

Resident (representing 6 residents of Maidstone Road) had sent a detailed letter which had been circulated to Cllrs prior to the meeting and spoke to the meeting outlining his concerns.

These included: no justification given in regard to night time glare; ecology; visual and noise impact with the extended use of additional pitches.

The Chairman then invited Cllrs to make comment and discuss. Issues raised included:

No attempt to mitigate impact on properties in Maidstone Road nor those south of the railway including Howland Road, Roberts Close and Ramsden Way;

Noise impact from extended use of hockey pitches: noise can be heard as far away as Howland Road/South Road;

No mitigation to reduce light pollution;

Cllrs to consider calling in application to MBC Planning Committee and request for more details;

Intense location of lighting – will it have a direct effect on ecology;

Impact on the wider landscape with the additional lighting;

Lack of information and technical details nor justification given on ecology, visual impact and noise due to the extended use.

Contrary to Policies NE3, NE4 and BE2 of the Marden Neighbourhood Plan.

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Cllrs continued to discuss in great detail the plans and information made available. Some questions were needed to be raised with the opportunity to comment again once all questions had been answered.

RESOLVED: The application does not demonstrate with relevant MNP Policies NE3 – Landscape Integration (Landscape and Visual Assessment required), NE4 – Biodiversity and Habitats (Biodiversity/Ecology Assessment required) and BE2 (detailed report on the impact on residential amenities in Maidstone Road, Howland Road, Ramsden Way and Roberts Close required). Until such information is forthcoming we reserve the right to further comment.

If information is not produced Cllrs agreed to recommend refusal and call in to Committee on the basis of current information. However, if information is received, Cllrs reserve the right to comment further.

21/500208/FULL – Wanshurst Green Farm, Battle Lane, Marden

Conversion and refurbishment of existing derelict timber framed outbuilding into a new 1 bedroom holiday let including erection of a single storey front extension.

Cllrs welcomed the deletion of the porch in the revised plans dated 22nd February 2021 and noted the drawing dated 22nd June 2021 is consistent with this. However, the most recent plan dated 12th July 2021 still shows the porch. Having previously been satisfied MPC's comments had been taken into account Cllrs were now unsure as to what was being proposed. They therefore seek confirmation that there are no plans to include a porch in the proposed layout.

21/500398/FULL – Land Adj to Highfield House, Maidstone Road, Marden

Erection of 5 bespoke dwellings and the ability to provide a footpath link to Marden Cricket and Hockey Club together with associated access and landscaping (Resubmission of 20/504101/FULL) – **update on footpath link**

This application had already been refused by Maidstone Borough Council.

21/503231/FULL – Sunnyside, Underlyn Lane, Marden

Proposed change of use of land to residential to allow the relocation of the existing vehicular access to improve visibility when leaving site. To include erection of part wall/piers, gates and new hedgerow. (Resubmission of 20/505619/FULL).

Cllrs raised no objection to this application.

070/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications relevant to Marden had been received.

071/21 MBC DECISIONS & APPEALS

Decisions

21/500398/FULL: Land Adj to Highfield House, Maidstone Road, Marden

MBC: Refused / MPC: Refused

21/501942/FULL: Little Cornwells, Goudhurst Road, Marden

MBC: Refused / MPC: Refused

21/502451/FULL: 3 Howland Road, Marden

MBC: Refused / MPC: Refused

21/502456/FULL: 2 Howland Road, Marden

MBC: Refused / MPC: Refused

21/502492/FULL: Hoggies Oast, Hunton Road, Marden

MBC: Approved / MPC: Refused

21/502647/SUB: Golden Hill Nursery, Goudhurst Road, Marden

MBC: Approved / MPC: Noted

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21/502648/SUB: Golden Hill Nursery, Goudhurst Road, Marden

MBC: Approved / MPC: Noted

21/502869/FULL: The Granary, Thorn Road, Marden

MBC: Refused / MPC: No objection

21/503014/FULL: Barn at Moat Farm, Hunton Road, Marden

MBC: Approved / MPC: No objection

21/503029/SUB: Stables, Springfield Oast, Goudhurst Road, Marden

MBC: Refused / MPC: Comments re Condition 11

21/503422/NMAMD: 1 Gladstone Villas, Albion Road, Marden

MBC: Approved / MPC: Noted

Decisions outside Marden Parish

There were no decisions received outside of Marden parish.

Appeals

There were no new appeals.

MBC Planning Committee

The next MBC Planning Committee meeting is scheduled for 26th August 2021.

20/505751/EIFUL - Reed Court Farm, Hunton Road

There is a possibility that this application may go to MBC Planning Committee on 26th August. Cllrs had had the opportunity to view the draft which Cllr Tippen had circulated prior to the last meeting. Cllrs agreed with the amendments made and the Clerk was asked to contact the Case Officer to ask when it was likely to go to MBC Planning Committee and if any further information was due to be received.

Cllrs continue to object but if MBC are minded to approve, Cllrs wished it to be called into Committee.

072/21 OTHER PLANNING ISSUES:

Maidstone Borough Council Local Plan

No further updates received.

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

The next meeting is now on 21st September when it was expected that Local Plan information would be available.

Marden Flooding

There had been localised flooding over the past weekend following the heavy rainfall.

County Cllr Parfitt-Reid had been asked to attend a meeting with MPC and KCC regarding MPC's flooding report. Cllr Tippen had raised the issue of MPC being included in the pilot scheme regarding road closures and Cllr Parfitt-Reid would take this back to KCC Highways.

073/21 MARDEN NEIGHBOURHOOD PLAN

The Clerk was asked to keep this item on the agenda but it would be deferred until more information was available regarding MBC Local Plan Review.

074/21 PARISH FINGERPOSTS

The Clerk had contacted two local Parish Councils who had recently undertaken refurbishment work on their wooden fingerposts. The same company had been used by both Councils. However, it was noted that work had taken a significant amount of time to be completed. The Clerk had also information of another company who undertook refurbishment on both cast iron and wooden signs. Cllr Turner would provide the Clerk with up-to-date photos of the all signs and contact would be made regarding quotes with the two companies. The Clerk would also strive to obtain a third quote from a further company.

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075/21 INVOICES FOR PAYMENT:

The following invoices were submitted to Cllrs for agreement:

Graham Carey: Grounds Maintenance - £732.00

Stanleys Garage: mower and vehicle fuel - £161.56

Marden Memorial Hall: office rent, hall hire and refuse - £482.00

Viking: office and toilet supplies - £57.55

Treecycle Tree Care: Tree Audit - £480.00

Employees: August Salaries - £5,232.36

HMRC: PAYE/NIC - £1,354.87

Total: £8,500.34

Payments were agreed and Cllrs Tippen and Turner would authorise on Unity.

Play Scheme Salaries: These would be finalised by the Clerk on Thursday and circulated via email for approval. Cllrs Newton and Stevens would authorise on Unity for payment on Friday.

The Chairman will 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:

076/21 ENFORCEMENT

There were no enforcement issues to report.

There being no further business the meeting closed at 9.01pm

Date: 17th August 2021

Signed:

Cllr Andrew Turner

Chairman, Marden Planning Committee

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