



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 2ND NOVEMBER 2021 HELD IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

142/21 PRESENT:

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

143/21 APOLOGIES:

Cllr Stevens had given his apologies. The Clerk has also given her apologies.

In the absence of the Clerk, the Deputy Clerk was also in attendance to take minutes.

144/21 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 19th October 2021 were agreed and signed as a true record.

145/21 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests of dispensation on any item on this agenda.

146/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

147/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH

21/505551/FULL – 7 Challenger Way, Marden

Conversion of garage to gym, including replacement of garage door with a window. |

Cllrs recommended no objection due to the property currently having two car parking spaces.

21/505626/SUB – Stables, Springfield Oast, Goudhurst Road, Marden

Submission of details pursuant to conditions 1 (development to begin before 28.01.2022), 2 (details of renewable/low-carbon energy sources), 3 (demolition/construction method statement), 4 (proposed slab levels and existing site levels), 5 (details of materials), 6 (parking/turning areas), 7 (hard and soft landscaping scheme), 8 (no occupation until landscaping complete), 9 (biodiversity enhancement scheme), 10 (no occupation until Electric Vehicle charging points installed), 11 (sewage disposal works to be completed in accordance with approved details), 12 (holiday lets to be used between March to December (inclusive) only), 13 (if contamination found during construction, works to cease until remediation plan approved), 14 (implementation of Great Crested Newt mitigation strategy), 15 (external lighting), and 16 (sound attenuation measures to be in place prior to first use of recording studio), of application 20/505101/FULL. | Stables Springfield Oast Goudhurst Road Marden Kent TN12 9LT (midkent.gov.uk)

Cllrs noted the response regarding condition 11, however, sufficient information is yet to be provided as to the location and suitability of the outlet discharge of the packaged treatment system.

21/505654/FULL – Parkfield House, Hunton Road, Marden

Replacement front porch and internal alterations | Parkfield House Hunton Road Marden
Tonbridge Kent TN12 9SJ

Cllrs recommended no objection.

148/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications listed relevant to Marden.

149/21 MBC DECISIONS & APPEALS**Decisions**

21/505150/FULL - Penny Cottage, Hunton Road, Marden, Kent, TN12 9TA

Demolition of existing single storey side extension and erection of new, mainly 2 storey and part single storey, extension to side and rear of original property.

MPC – No objection

MBC – Granted

21/501609/LDCEX - Kingfisher Lodge Hunton Road Marden TN12 9SL

Lawful Development Certificate to establish the existing use of the building as a single dwelling.

MPC – No objection

MBC – Certified

21/504215/FULL - Kariliam Stanley Road Marden Tonbridge Kent

Section 73 - Minor Material Amendment to approved plans condition 5 and variation of condition 4 (material alterations) pursuant to planning permission 21/500810/FULL for - Demolition of existing garage and erection of a front porch, detached garage with office above with a side dormer and rear balcony.

MPC – Refused

MBC – Refused

21/503829/FULL - Great Thorn Farm, Marden Thorn, Marden, Tonbridge, Kent, TN12 9LJ

Section 73 - Application for Minor Material Amendment to approved plans condition 11 (to re-position plot 8) pursuant to 18/504236/FULL for: Demolition of 3 large pre-fabricated buildings, removal of extensive hardstanding, clearing of commercial open storage items and removal of building and mobile homes currently occupied as dwellings. Erection of 8(no) replacement dwellings and replacement stabling building, together with provision of large area of planting to form landscape buffer and ecological enhancements.

MPC – Noted

MBC - Granted

Decisions outside Marden Parish

No decisions received.

Appeals

There have been no appeals submitted.

MBC Planning Committee

The next MBC Planning Committee meeting is scheduled for 18th November 2021. The agenda should be available from Wednesday 10th November. Cllrs noted. Cllrs recommended that Reed Court Farm Regulation 25 response to be kept on Planning agenda (if received prior to meeting).

150/21 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan**

Regulation 19 Consultation: 29th October 2021 to 12th December 2021.

Cllrs reviewed the spatial policies for both Copper Lane and Albion Road and agreed that whilst the Council still objected to the inclusion of the sites in the draft Local Plan they would review the proposed conditions. The review commenced at this meeting and will continue at the next Planning Committee meeting on 16th November.

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

Next meeting 9th November 2021. Cllrs noted.

Community Infrastructure Levy (CIL) Payments

Further payment was received from the period of 1st April 2021 to 30th September 2021 for the amount of £225.00 for the 15% parish non-strategic portion from one CIL liable development (18/505030/FULL) Lamorna (Oakview), Maidstone Road, Marden.

151/21 MARDEN NEIGHBOURHOOD PLAN

Meeting scheduled for 15th January 2022. Cllrs noted.

Cllr Adam left the meeting at 21.09.

152/21 INVOICES FOR PAYMENT:

Electronic Payments

The following payments were presented to the meeting:

Employees – November salaries - £5,179.74

RJP Window Cleaning – Removal of Moss from toilet building - £380.00

The Hop Press – Newsletter Printing - £960.00

KALC – Report Writing Workshop - £42.00

HMRC – November PAYE/NIC - £1,248.40

EcoGreen Communities – Dog Bag Dispenser - £156.00

TOTAL: £7,966.14

All Cllrs agreed invoices and Cllrs Boswell and Turner would authorise on Unity.

153/21 QUOTES FOR WORK AT SIDE OF LIBRARY

Three quotes were received for this work. Cllrs resolved and accepted Wrights Landscaping quote for the works to include new paving slabs.

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:

No members of the public were in attendance.

153/21 ENFORCEMENT

New/Reported Alleged Enforcement

No new or reported alleged enforcements had been received by MPC.

MBC Update on Enforcement

No updates had been received from MBC.

There being no further business the meeting closed at 21.18.

Date: 16th November 2021

Signed:

Chairman, Marden Planning Committee

Marden Parish Council

Parish Office

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