



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 31<sup>ST</sup> JANUARY 2023 IN THE PARISH COUNCIL MEETING ROOM,  
MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT  
7.30PM**

**158/23 PRESENT:**

Cllrs Adam, Boswell, Newton, Robertson, Tippen and Turner (in the chair). The Clerk was also in attendance.

**159/23 APOLOGIES:**

Apologies received from Cllrs Burton and Gibson.

**160/23 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 3<sup>rd</sup> January 2023 were agreed and signed as a true record.

**161/23 CLLR INFORMATION**

**Declarations of Interest**

Cllr Boswell declared an interest on item 163/23 application 23/500231 as family member worked for the applicant.

**Granting of Dispensation**

There were no requests for dispensation

**162/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

No members of the public were in attendance.

**163/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**20/505751/EIFUL: Reed Court Farm, Hunton Road, Marden**

Erection of a new free-range egg farm consisting of 3 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 associate works.

Additional information received.

Cllrs noted the additional information and wished to make one further point to their previous comments dated 1<sup>st</sup> March. Therefore, Cllrs requested the Clerk to reiterate all the submitted comments of 1<sup>st</sup> March and add the following further comment under item (d) "Cllrs note that 2 of the 3 concluding points on page 5 of the Considine technical note reinforce MPC's previous comments about water quality" and continue to recommend refusal and request that this is called in to Committee.

**22/505919/TPOA – 4 Chantry Place, Church Green, Marden**

TPO application to: Crown reduce one Maple by 2-3m in height and 1-2m on lateral branches leaving a final height of 12m and radial crown spread of 6m; Crown reduce one Maple by 2-3m all over leaving a final height of 12m and radial crown spread of 6m; Crown reduce one Maple by 2-3m on western facing limbs that extend towards the neighbouring property, by 1m on eastern facing limbs and height by 2-3m leaving a radial crown spread of 6m and a final height of 12m

Noted

**23/500181/FULL – Kingfisher Lodge, Hunton Road, Marden**

Change part flat roof to part pitched roof

Cllrs had reservations for the need of a pitched roof but do not see a material planning consideration for recommending refusal given its location. Therefore, Cllrs raised no objection.

**23/500231/FULL – Cocklewood Farm, Five Oak Lane, Staplehurst**

Demolition of existing dwelling within an ancient replanted woodland, and erection of a new replacement dwelling elsewhere on Cocklewood Farm

Cllrs recognise the business need for a dwelling being associated with the farming enterprise. However, Cllrs feel the proposed location is contrary to Maidstone Borough Local Plan DM30 (4). A course of action would, therefore, be for this application to be withdrawn and to be resubmitted in a more appropriate location.

However, if MBC are minded to approve this application Cllrs would wish to see this go to Committee. If, following the Committee meeting, MBC give approval Cllrs wish to seek an agricultural tie attached to the dwelling.

Cllrs asked the Clerk to send a copy of our response to Staplehurst Parish Council stating that MPC has only commented on the proposed new dwelling as within Marden parish.

**23/500270/SUB – Springfield Oast, Stables, Goudhurst Road, Marden**

Submission of details pursuant to condition 14 (mitigation strategy for Great Crested Newts as set out in Section 5 of the (GCN Report, Corylus Ecology; July 2018) must be implemented) of application 20/505101/FULL

Noted

**164/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

For information: 23/500231/FULL (see above) is also in Staplehurst Parish.

**165/23 MBC DECISIONS & APPEALS****Decisions**22/502824/FULL – Pond Cottage, Maidstone Road, Marden

Erection of a two storey extension

MPC: No objection

MBC: Granted

22/504826/FULL – Mountain Farmhouse, Marden Road, Marden

Installation of ground based solar panels

MPC: No objection

MBC: Granted

22/505190/FULL – Stilebridge Barn, Maidstone Road, Marden

Demolition of brick archway to side, greenhouse and side garage. Erection of thicker external walls, insertion of replacement windows and doors. Erection of single storey side/rear extension and detached double garage (resubmission of 22/500921/FULL)

MPC: No objection

MBC: Refused

22/505425/LAWPRO – Dairy Lane Farm, Dairy Lane, Marden

Lawful Development Certificate for the proposed stationing of a mobile home within residential garden to provide ancillary accommodation (resubmission of 22/504436/LAWPRO)

MPC: Noted

MBC: Approval

22/505439/FULL – Storage Barn, Admiral Way, Marden

Removal of existing storage barn and erection of 1 detached dwelling with associated parking and landscaping

MPC: Refused

MBC: Refused

**Decisions outside Marden Parish**

No decisions were received outside of Marden.

**Appeals**

No new appeal information had been received.

**MBC Planning Committee**

The next MBC Planning Committee meeting is 16<sup>th</sup> February 2023.

**166/23 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan**

MBC had received a letter from Planning Inspectorate which had been circulated to Cllrs. Details of this letter was available to view on MBC's website. Stage 2 hearings are due to commence in February.

**MBC Planning and Infrastructure Policy Advisory Committee Meetings**

Next meeting 9<sup>th</sup> February 2023.

**Marden PC Policy Review:**

Planning Policy 1 – Guidance for Committee Members and Public

Planning Policy 2 – Enforcement Procedure

Planning Policy 3 – Developer Contributions (now forms part of Infrastructure Spend Plan)

Planning Policy 4 – Gypsy Sites

Planning Policy 5 – Marden Village Design Statement (no amendments)

Planning Policy 6 – Pre-Application Meetings

Cllrs to review policies for agreement at next Planning Committee meeting.

**Marden – Assets of Community Value**

Cllrs agreed to defer review of policies and the ACVs to 7<sup>th</sup> February as no plans had been received therefore a planning committee meeting was not required.

**167/23 MARDEN NEIGHBOURHOOD PLAN**

Next meeting to be held on 4<sup>th</sup> March 2023

**168/23 INVOICES FOR PAYMENT:**

The following invoices were put before Cllrs for agreement:

Rams Hill Mowers – machinery servicing - £589.80

Cllr Besant – tree stakes and ties - £66.60

Marden Memorial Hall – office rent, hall hire, cleaning - £397.35

Graham Carey – December and January grounds maintenance - £684.00

Signature Plants Ltd – Oak Trees - £504.00

Viking – office and public convenience supplies - £60.91

TOTAL: £2,302.66

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

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:**

**169/23 ENFORCEMENT****New/Reported Alleged Enforcement**

The Clerk informed the meeting that MBC had been chased on one outstanding alleged enforcement and reported one other.

**MBC Update on Enforcement**

No updates received.

There being no further business the meeting closed at 9.10pm

Date:

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

01622 832305 / 07376 287981 / [clerk@mardenkent-pc.gov.uk](mailto:clerk@mardenkent-pc.gov.uk) / [www.mardenkent-pc.gov.uk](http://www.mardenkent-pc.gov.uk)