



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 16TH NOVEMBER 2021 HELD IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

154/21 PRESENT:

Cllrs Adam, Boswell, Gibson, Newton, Robertson, Tippen and Turner (in the Chair) were present. Cllr Besant, Cllr Burton, Borough Cllr Russell, one member of the public and the Clerk were also in attendance.

The Chairman and Vice-Chairman were not in attendance at the start of the meeting. It was therefore agreed by all present that Cllr Tippen take the chair until either Cllr Adam or Turner arrived.

155/21 APOLOGIES:

Apologies were received from Cllr Stevens.

156/21 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 2nd November 2021 were agreed and signed as a true record.

157/21 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest

Granting of Dispensation

There were no requests for dispensation on any item on this agenda

19.33 Cllr Newton arrived at the meeting

158/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Cllr Russell and the member of the public were in attendance in regard to MBC Local Plan.

159/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH

21/505695/NMAMD – Great Thorn Farm, Marden Thorn

Non-material amendment – alteration to roof design of plot 2, with the hipped end of the roof now at the southeast side rather than the northwest side subject to 18/5042346/FULL

Noted

19:36 Cllr Turner arrived at the meeting and took the Chair

19.38 Cllr Adam arrived at the meeting

21/505842/FULL – The Cowshed, Allingham Farm, Summerhill Road

Conversion of existing dwelling into two dwellings with internal and external alterations including a single storey extension and replacement of existing roof.

Cllrs discussed the application and took account of a small increase to the footprint, the ridge being raised by a relatively small amount more aesthetically pleasing, the property is currently in an existing grouping of properties and the design appears reasonably compliant to MNP B4. Cllrs therefore raised no objection.

21/505810/AGRIC – Broad Forstal Farm, Tilden Lane

Prior Notification for the erection of an agricultural building for the storage of hay, straw and machinery. For the prior approval of siting, design and external appearance.

Noted.

160/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There were no applications outside of Marden parish which were presented to the meeting.

161/21 MBC DECISIONS & APPEALS**Decisions**21/504801/FULL – Oakhurst, Stilebridge Lane, Marden

Conversion of a commercial storage building to form 1 dwelling house (amendment to the recent prior approval for the change of use of the building under reference 18/505576/PNP) to include associated building works and increase size of residential curtilage.

MPC: Refused

MBC: Granted

21/504984/FULL – Sedalia, Stanley Road, Marden

Proposed front porch internal alteration and changes to fenestration

MPC: No objection

MBC: Granted

Decisions outside Marden Parish21/504492/FULL – White Hart, Claygate (Collier Street Parish)

Erection of 4 dwelling houses (2 pairs of semi-detached dwellings) with creation of new access, associated parking and turning area, hard/soft landscaping and landscape/biodiversity improvements (revised scheme 20/503935/FULL)

MPC: Noted

MBC: Granted

Appeals

No appeals had been submitted

MBC Planning Committee

The next MBC Planning Committee meeting is scheduled for 18th November 2021. No applications for Marden were listed on the agenda.

It is not yet known when Reed Court Farm application would be on the agenda.

162/21 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan**

Regulation 19 Consultation: 29th October 2021 to 13th December 2021

Cllrs continued to discuss Marden's response to the Local Plan Review following a draft circulated by Cllr Tippen and comments from Cllr Besant. Further amendments and comments were made and Cllrs agreed to call a further Planning Committee meeting on 23rd November prior to Amenities meeting to confirm the response in readiness to submit to Full Council for ratification.

21.21 Cllr Adam left the meeting

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

Meeting held 9th November 2021.- meeting was adjourned to 19th November.

Next Meeting 7th December 2021.

Landscaping at Vicarage Fields

Cllrs discussed issues raised regarding the landscaping and landscape visual impact assessment documents at Vicarage Fields. Cllr Besant had been in contact with MBC

regarding concerns that the landscaping has not been implemented. Cllrs agreed to look into this and also to send correspondence to MBC regarding completion of the scheme.

163/21 MARDEN NEIGHBOURHOOD PLAN

Meeting scheduled for 15th January 2022.

164/21 INVOICES FOR PAYMENT:

There were no invoices for payment.

The Chairman 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:

There were no new items of enforcement nor updates from MBC.

165/21 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

There being no further business the meeting closed at 21.30

Date: 7th December 2021

Signed:

Chairman, Marden Planning Committee

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