



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 6TH DECEMBER 2022 IN THE PARISH OFFICE MEETING ROOM,
MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT
7.30PM**

134/22 PRESENT:

Cllrs Adam, Boswell, Burton, Gibson, Newton, Robertson, Tippen and Turner (in the Chair) were present. Cllr Besant, the Clerk and two members of the public were also in attendance. Two other members of the public arrived during the meeting.

135/22 APOLOGIES:

There were no apologies.

136/22 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 15th November 2022 were agreed and signed as a true record.

137/22 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

138/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Two members of the public were interested in item 22/504172/FULL and may wish to speak. The two members of the public who arrived during this item also wished to speak.

139/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH

22/504172/FULL – Land Adjacent 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. Retention of existing pump house for use as a store

19:38 two members of the public arrived at the meeting

It was noted to the meeting that the previous application on this site was at appeal - this has been refused by Maidstone BC.

Cllrs continued to recommend refusal and wished to re-iterate their previous comments and wished it noted that this application was also contrary to Maidstone Borough Local Plan Policies DM1 and SP17 and Marden Neighbourhood Plan Policy NE1.

The reduction of the ridge line of the dwellings does not affect these comments and the ecology and tree surveys were dated June 2020 and were therefore significantly out of date.

It was also noted that the pedestrian link referred to in the Planning Statement as Appendix A is, in fact, drawing number ADH.20/P/11A.

Marden Parish Council wished this to go the MBC Planning Committee if MBC are minded to approve.

19:57 – Cllr Besant and all members of the public left the meeting

22/505184/TCA – Hartley House, Haffenden Close, Marden

Conservation Area Notification – to remove/fell one Prunus tree and one Betula tree in the front garden

Cllrs viewed the application and wished to see both trees retained as they form part of the street scene in the Conservation Area.

However, it was difficult to ascertain the correct locations of the trees based on the drawing provided in the application.

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 detailed double garage (resubmission of 22/500921/FULL)

Cllrs raised no objection although noted that it has still not demonstrated conformity with Marden Neighbourhood Plan.

22/505293/FULL – Great Thorn Farm, Marden Thorn, Marden

Section 73 – Application for minor material amendment to approved plans condition 11 (to allow changes to parking and access arrangements and general aesthetics within the site) pursuant to 18/504236/FULL for – demolition of 3 existing large pre-fabricated buildings, removal of extensive hardstanding, clearing of commercial open storage items and the removal of a building and mobile homes currently occupied as dwellings. Erection of eight replacement dwellings and replacement stabling building, together with the provision of a large area of planting to form a landscape buffer and ecological enhancements.

Cllrs noted application but did not wish to comment.

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)

Cllrs noted application.

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

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

Cllrs viewed this application and recommended refusal. It was not in keeping with the street scene; had insufficient rear amenity space; was an overlarge footprint on the site leading to a cramped and oppressive external environment; had insufficient parking spaces in relation to the size of the dwelling and no proposals for surface water management.

It was therefore contrary to Maidstone Local Plan Policy DM1 and Marden Neighbourhood Plan Policies BE1, BE2 and NE1.

22/505523/PNEXT – 2 Summerhill Cottages, Battle Lane, Marden

Prior notification for a proposed single storey rear extension which (A) extends by 6m beyond the rear wall of the original dwelling; (B) Has a maximum height of 3m from the natural ground level; (C) Has a height of 3m at the eaves from the natural ground level

Cllrs noted this application but did not wish to comment

22/505527/PNEXT – 1 Summerhill Cottages, Battle Lane, Marden

Prior notification for a proposed single storey rear extension which (A) extends by 6m beyond the rear wall of the original dwelling; (B) Has a maximum height of 3m from the natural ground level; (C) Has a height of 3m at the eaves from the natural ground level

Cllrs noted this application but did not wish to comment

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 associated works.

Additional information

Additional information had not been provided on MBC's planning portal prior to this meeting. Therefore, this item was deferred until such time it was available.

140/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications had been received outside of Marden parish

141/22 MBC DECISIONS & APPEALS**Decisions**

The following decisions had been received from MBC:

22/503882/FULL: Oakstream Barn, Goudhurst Road

Erection of a single storey side/rear extension and link

MPC: Refused

MBC: Refused

22/503883/LBC: Oakstream Barn, Goudhurst Road

Listed building consent for erection of a single storey side/rear extension and link with associated internal alterations at ground floor level

MPC: Refused

MBC: Refused

22/503914/FULL: Staplehurst Transits, Staplehurst Road

Erection of a two storey manager's house and a double car barn (resubmission of 21/506544/FULL)

MPC: Approved

MBC: Refused

22/503981/FULL: Staplehurst Transits, Staplehurst Road

Erection of a new vehicle repair workshop and blocking up of opening to existing unit

MPC: Approved

MBC: Granted

22/504161/LBC: White Cottage, Battle Lane

Listed Building Consent for the removal of the existing plastic guttering and downpipes on the Southwest corner of house and replace with cast iron guttering and downpipes in black. Removal down-pipe on the northwest corner of the house the southwest corner of the house.

MPC: Approved

MBC: Granted

22/504536/LAWPRO: 1 & 2 Summerhill Cottages, Battle Lane

Lawful Development Certificate for proposed extension of a single storey rear and side extensions at 1 & 2 Summerhill Cottages and erection of a detached garage at 2 Summerhill Cottages

Withdrawn

22/504638/LBC: Bridgelands Cottage, High Street

Listed Building Consent for the erection of a single storey rear extension with 1 roof light and repairs to existing timber sash windows and doors (resubmission of 22/501809/LBC)

MPC: No objection

MBC: Granted

22/504643/FULL: Holly Cottage, Maidstone Road

Erection of a two storey side extension with front dormer and roof lights to the rear and new front porch

MPC: No objection

MBC: Granted

22/504652/FULL: 2 Blue House Cottages, Battle Lane

Erection of a single storey detached garage

MPC: No objection

MBC: Granted

22/504688/TPOA: Bramley Court

TPO application for tree work

MPC: Noted

MBC: Refused

22/504812/FULL: Little Cornwells, Goudhurst Road

Erection of two storey side/front extension and alterations to existing garage roof. Relocation of existing vehicular access. (Resubmission of 21/506420/FULL)

MPC: No objection

MBC: Granted

22/505179/MOD106: Land North of Howland Road (Appledown Grange)

Modification of Planning Obligations under reference MA/13/1291

Withdrawn

Decisions outside Marden Parish

No decisions for applications outside Marden parish had been received.

Appeals

No new appeal information had been received.

MBC Planning CommitteeThe next MBC Planning Committee meeting is 15th December 2022.**142/22 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan**

The Stage 1 hearing was nearing completion and updates on the process of the Plan review could be found MBC website.

MBC Planning and Infrastructure Policy Advisory Committee MeetingsNext meeting of the Planning and Infrastructure Policy Advisory Committee is on 9th December.**Design and Sustainability Development Plan Document Regulation 18 Consultation**

Cllrs discussed the remaining three topics of this document. The Clerk would formulate this into a response to MBC and circulate prior to sending to MBC.

Marden PC Policy Review: Planning Policy 4 – Gypsy Sites

Cllrs agreed to defer to the next planning meeting.

Marden – Assets of Community ValueMeeting date arranged provisionally for 10th January prior to the Full Council meeting.**143/22 MARDEN NEIGHBOURHOOD PLAN**Next meeting to be held on 7th January 2023**144/22 INVOICES FOR PAYMENT:**

The following invoices were put before Cllrs for agreement:

Stanleys Garage: Cable ties and BBQ gas: £44.00

East Peckham Silver Band: Marden at Christmas: £100.00

Business Stream: Public Convenience waste water: £52.17

Alison Hooker: Christmas and other supplies: £218.69

Graham Carey: Grounds maintenance: £552.00

Employees: December salaries: £6,234.30

HMRC: November PAYE/NIC: £2,423.95

Total: £9,625.11

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:

No members of the public were in attendance.

145/22 ENFORCEMENT

New/Reported Alleged Enforcement

No new alleged enforcement was reported.

MBC Update on Enforcement

The Clerk provided an update on recent enforcement reports.

There being no further business the meeting closed at 9.33pm.

Date: 20th December 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee
Marden Parish Council, Parish Office, Goudhurst Road, Marden
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