



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 7TH NOVEMBER 2023 TO BE HELD IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

If you have any questions etc that you wish to ask regarding this meeting please contact the Clerk on 01622 832305 or email clerk@mardenkent-pc.gov.uk

124/23 PRESENT:

Cllrs Besant, Boswell, Gibson, Newton, Robertson, Tippen and Turner (in the Chair) were in attendance.

125/23 APOLOGIES:

Cllr Adam had given his apologies. The Clerk was also not in attendance so Cllr Tippen took minutes.

126/23 APPROVAL OF PREVIOUS MINUTES:

The approval of the Minutes of the meeting held on 17th October 2023 were deferred to the next Planning meeting

127/23 CLLR INFORMATION

Declarations of Interest

Cllr Besant declared an interest in 23/504561/FULL as he is the planning consultant for the applicant. He will leave the room for that item.

Granting of Dispensation

There were no requests for dispensation.

128/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public present

129/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

23/504561/FULL – 3 The Lambing Shed, Blue House Farm, Battle Lane

Change of use of agricultural land to residential garden (part retrospective).

19.35 Cllr Besant left the meeting.

Cllrs raised no objection to this application.

19.40 Cllr Besant returned to the meeting.

23/504730/FULL – 11 Merchant Place, Marden

Demolition of existing conservatory and erection of single storey rear extension (resubmission of 23/503509/FULL)

Cllrs were concerned that the application form states there are no trees within falling distance of the proposed development. The property backs onto Rookery Path along which there are a number of trees with TPO's which would be within falling distance of the proposed development. Cllrs were concerned that the proposed development will increase pressure for the removal of these trees, which would be strongly resisted.

Cllrs recommended refusal.

PRIOR NOTIFICATION

23/504853/PNEXT – 5 Primrose Close, Marden

Prior notification for a proposed single storey rear extension which: (A) Extends by 6.3 metres beyond the rear wall of the original dwelling; (B) Has a maximum height of 3.534

metres from the natural ground level and (C) Has a height of 2.1 metres at the eaves from the natural ground level.

Noted

130/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications had been received for outside of Marden.

131/23 MBC DECISIONS & APPEALS

Decisions

23/503309/LAWPRO: 2 Widehurst Cottages, Thorn Road, Marden

Lawful Development Certificate for proposed erection of a single-storey garage / car port / home gym.

MPC: Noted

MBC: Refused

23/503916/LAWPRO: Appledore, Howland Road, Marden

Lawful Development Certificate for proposed hip to gable roof extension and rear dormer.

MPC: Noted

MBC: Granted

23/503423/FULL: Blackmoor Farmhouse, Sheephurst Lane, Marden

Erection of a two storey rear extension and changes to fenestration.

MPC: No objection

MBC: Granted

23/503427/LBC: Blackmoor Farmhouse, Sheephurst Lane, Marden

Listed Building Consent for the erection of a two storey rear extension, internal and external alterations including reposition and insertion of new rooflights, relocation of stairs and changes to fenestration.

MPC: No objection

MBC: Granted

23/503642/LBC: Tanner Oast, Goudhurst Road, Marden

Listed Building Consent for alterations to internal layout, including relocation of staircase to the original bay in the undercroft, and reconfiguration of modern partition walls to first floor (revised scheme to MA/11/1724 and MA/14/0345).

MPC: No objection

MBC: Granted

Decisions outside Marden Parish

No decisions had been received which were outside of Marden parish.

Appeals

No new appeals received.

132/23 OTHER PLANNING ISSUES:

MBC Planning Committee

The next MBC Planning Committee meeting is on 16th November 2023.

Maidstone Borough Council Local Plan Review

Cllrs reviewed the Main Modifications to the Local Plan, the Sustainability Appraisal Addendum and the Habitats Regulation Assessment Addendum. After discussion concluded that they had no comments to make.

Assets of Community Value (ACV)

Cllrs agreed to submit an Asset of Community Value application for the West End Tavern.

133/23 MARDEN NEIGHBOURHOOD PLAN

Cllrs Besant, Boswell, Gibson and Tippen had met with Planning Officers from Maidstone Borough Council to discuss the revisions to the Marden Neighbourhood Plan. The Planning Officers will be sending information to the Clerk to enable the MNP Steering Group to make decisions about how to progress to the next stage.

134/23 INVOICES FOR PAYMENT:

There were no invoices for payment.

135/23 ENFORCEMENT

There were no new matters or updates to report no meeting did not have to be closed for Part II confidential items.

The meeting closed at 8.40pm

Signed:

Date: 21st November 2023

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