



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 1ST AUGUST 2023 IN THE PARISH COUNCIL MEETING ROOM,
MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT
7.30PM**

063/23 PRESENT:

Cllrs Besant, Boswell, Gibson, Newton, Robertson, Tippen and Turner (in the chair) were in attendance. The Clerk and representative from Maidstone Borough Council regarding Local Needs Housing were also present.

064/23 APOLOGIES:

Cllr Adam gave his apologies.

065/23 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 18th July 2023 were agreed and signed as a true record.

066/23 CLLR INFORMATION

Declarations of Interest

Cllr Besant declared an interest in item 068/23 application for 12 Minstrel Way as he assisted with the application. He would leave the room whilst this item was discussed.

Granting of Dispensation

There were no requests for dispensation.

067/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

MBC representative would be invited to speak in the confidential item at the end of the meeting.

068/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATION

23/502756/FULL – 10 Sovereigns Way, Marden

Erection of two storey side extension. Demolition of existing garage and erection of replacement oak framed garage with creation of hard standing on existing drive.

Cllrs raised no objection.

19:37 *Cllr Besant left the meeting*

23/503171/FULL – 12 Minstrel Close, Marden

Remove existing Waney Edge Timber Boarding and replace with hung tiles to front elevation.

Cllrs raised no objection.

19:38 *Cllr Besant returned to the meeting*

LAWFUL DEVELOPMENT CERTIFICATES

23/503309/LAWPRO – Widehurst Cottages, Thorn Road, Marden

Lawful development certificate for the proposed erection of single-storey garage, car port and home gym.

Noted.

069/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There were no applications received outside of Marden Parish

070/23 MBC DECISIONS & APPEALS

Decisions

The following decisions were received from Maidstone Borough Council:

22/504542/FULL – 2 The Lambing Shed, Blue House Farm, Battle Lane

Renovation, Construction and Change of use of agricultural building to residential annexe with garage and storage ancillary to main dwelling.

MPC: Refused

MBC: Refused

23/502167/FULL – Marden Medical Centre, Church Green, Marden

Retention of modular building within car park (previously approved under 20/503890/FULL) for continued use in association with the Doctors Surgery.

MPC: No objection

MBC: Granted

23/502236/LBC – Vine House, High Street, Marden

Listed Building Consent for the installation of aluminium framed secondary glazing to the front, rear and side elevation.

MPC: No objection

MBC: Granted

23/502602/SUB – Spencers Field, Goudhurst Road, Marden

Submission of details to discharge condition 6 – Contamination (closure report) subject 17/505395/FULL

MPC: Noted

MBC: Granted

23/502614/PNQCLA – 2 The Lambing Shed, Blue House Farm, Battle Lane, Marden

Prior notification for the change of use of agricultural building to 1no. dwelling with associated operational development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

MPC: Refused

MBC: Refused

23/502650/SUB – Mount Pleasant House, Maidstone Road, Marden

Submission of details to discharge condition 4 – Biodiversity subject to 22/505829/FULL

MPC: Noted

MBC: Granted

Decisions outside Marden Parish

There were no decisions received from outside Marden Parish.

Appeals

There were no new appeals received.

071/23 OTHER PLANNING ISSUES:**MBC Planning Committee**

The next MBC Planning Committee meeting is on 24th August 2023.

Maidstone Borough Council Local Plan

Details on the latest updates regarding the review can be seen on MBC's website.

MBC Planning and Infrastructure Policy Advisory Committee Meetings

The next meeting is on 6th September. Cllrs agreed to remove this from the agenda unless anything significant required reporting.

072/23 MARDEN NEIGHBOURHOOD PLAN

The Marden Neighbourhood Plan review document had been sent to MBC and it was hoped a response would be received back later this month.

073/23 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

P&F Cleaning – Public Convenience cleaning - £695.00

Play Scheme Refunds x 2 - £140.00
 MPC & Play Scheme salaries & HMRC - £17,149.48
 Alison Hooker – Play Scheme supplies - £138.69
 Stanleys Garage – fuel and miscellaneous - £84.22
 Total £18,207.39

The invoices were agreed and Cllrs Tippen and Turner would authorise on Unity.

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:

074/23 LOCAL NEEDS HOUSING

MBC Officer spoke about possible future local needs housing within the Parish and Borough.
 21:08 MBC representative left the meeting

075/23 ENFORCEMENT

New/Reported Alleged Enforcement

A new alleged planning breach was reported and the Clerk would take up with MBC.

MBC Update on Enforcement

The Clerk reported back on a response from MBC on previous alleged enforcement.

There being no further business the meeting closed at 21.12pm

Date: 15th August 2023.

Signed:

Cllr Turner, Chairman, Marden Planning Committee
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