



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 30<sup>TH</sup> MAY 2023 IN THE PARISH OFFICE MEETING ROOM, MARDEN  
MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

Cllr Richard Adam, as Vice-Chairman, took the meeting for the first item on the agenda.

**001/23 ELECTION OF CHAIRMAN:**

Cllr Gibson proposed, and Cllr Robertson seconded, that Cllr Turner be elected Chairman for the forthcoming year. No other nominations were received. Cllr Turner accepted the position and took the chair for the remainder of the meeting.

**002/23 ELECTION OF VICE-CHAIRMAN:**

Cllr Gibson proposed, and Cllr Adam seconded, that Cllr Besant be elected as Vice-Chairman for the forthcoming year.

**003/23 PRESENT:**

Cllrs Adam, Besant, Boswell, Gibson, Newton, Robertson and Turner were in attendance. The Clerk was also present.

**004/23 APOLOGIES:**

Cllr Tippen had given her apologies.

**005/23 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 2<sup>nd</sup> May 2023 were agreed and signed as a true record.

**006/23 CLLR INFORMATION**

**Declarations of Interest**

Cllr Boswell knew the applicant of Mount Pleasant Farm but did not wish to declare an interest.

**Granting of Dispensation**

There were no requests for dispensation.

**007/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

No members of the public were in attendance.

**008/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**FULL APPLICATIONS**

23/501887/FULL – Cherry Bank, Plain Road, Marden

Creation of vehicle crossover and extension to existing footpath (part retrospective)

Cllrs recommended approval of this application.

23/502106/FULL – Thorn View, Park Road, Marden

Erection of a single storey rear extension including rooflight.

Cllrs viewed the application and although the proposed elevations appear to be incorrect on the proposed elevations plan they raised no objection in principle. However, Cllrs asked the question as to whether a change of use had been applied for in regard to the lawn to the east of the property which was within the curtilage of the orchards.

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.

Cllrs recommended approval for a further six years.

23/502171/FULL- Mount Pleasant Farm, Maidstone Road, Marden

Conversion and change of use of existing stable to provide 1 three bedroom dwelling with insertion of rooflights. Change of use of land to form residential garden, with associated parking and landscaping.  
Cllrs raised no objection.

23/502180/FULL – Turkey Farm House, Goudhurst Road, Marden

Existing roof covering to be replaced like for like, replace existing dormer windows on west elevation and two second floor windows to north and south elevations (Part retrospective). (Resubmission of 23/501115/FULL).  
Cllrs raised no objection.

**LISTED BUILDING CONSENT**23/502181/LBC – Turkey Farm House, Goudhurst Road, Marden

Listed Building Consent for external alterations including existing roof covering to be replaced like for like Kent peg tiles, replace timber windows to existing dormers (to west elevation) with white painted timber cottage style casement windows. Replace second floor south elevation window with like for like and white painted timber cottage bar style casement window to the north elevation window (works started). Internal alterations to second floor loft space including removal of walls and doors for bedroom and shower room reconfiguration (Resubmission of 23/501116/LBC).

Cllrs raised no objection subject to the Conservation Officer's agreement.

**TREE APPLICATIONS**23/501766/TPOA – 2 Lime Close, Marden

TPO application to reduce canopy of one Mature Oak Tree by 1.5m back to previous reduction points to 3m radial spread but no further back than previous major cut points. All cuts to be made to BS3998 and to leave sufficient growth points.  
Cllrs raised no objection.

**009/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No applications received outside of Marden Parish

**010/23 MBC DECISIONS & APPEALS****Decisions**

The following decisions had been received from MBC:

23/501224/FULL - 2 Summerhill Cottages, Battle Lane, Marden

Erection of a two storey rear extension and a single storey side extension including insertion of a dormer window, a porch canopy and changes to fenestration. Erection of a detached car barn/store with external access stairs.

MPC: Refused

MBC: Granted

23/501438/DEMREQ - Cannon Farm, Thorn Road, Marden

MPC: Noted

MBC: Granted

23/501474/PNQCLA - Cannon Farm, Thorn Road, Marden

MPC: Noted

MBC: Granted

23/501475/PNQCLA - Cannon Farm, Thorn Road, Marden

MPC: Noted

MBC: Granted

23/501100/PNQCLA - Chain Dene Farm, Tilden Lane, Marden

Prior notification for the change of use of agricultural building and land within its curtilage to 1(no) dwelling and 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: Noted

MBC: Refused

23/501313/FULL - Garden Cottage, St Annes Green Lane, Marden

Erection of timber orangery to rear.

MPC: No Objection

MBC: Granted

23/501098/FULL - Mountain Barn, Marden Road, Marden

Erection of a single storey external link between dwelling and outbuilding. Reconfiguration of existing patio area (resubmission of 22/504677/FULL).

MPC: No objection

MBC: Refused

23/501099/LBC - Mountain Barn, Marden Road, Marden

Listed Building Consent for erection of a single storey external link between dwelling and outbuilding. Reconfiguration of existing patio area (resubmission of 22/504678/LBC).

MPC: No objection

MBC: Refused

23/501486/FULL - Oakstream Barn, Goudhurst Road, Marden

Demolition of existing modern garden store and erection of a replacement outbuilding for ancillary use to the main dwelling.

MPC: No objection

MBC: Granted

23/500990/FULL - Stilebridge Barn, Maidstone Road, Marden

Demolition of brick archway to side and greenhouse. Erection of thicker external walls, insertion of replacement windows, doors and roof lights (Retrospective). Erection of detached double garage.

MPC: No objection

MBC: Granted

23/501081/LBC - The Barn, Great Cheveney Farm, Goudhurst Road, Marden

Listed Building Consent for internal alterations including creation of a bedroom and bathroom to existing mezzanine floor and the addition of a new staircase, insertion of 9no. rooflights, alteration of windows in kitchen, and a replacement patio including landscape alterations.

MPC: Refused

MBC: Refused

23/501273/LAWPRO – Wandstead, Stilebridge Lane, Marden

Lawful Development Certificate for the proposed stationing of a caravan within a residential curtilage ancillary to main dwellinghouse.

MPC: No objection

MBC: Granted

**Decisions outside Marden Parish**

No decision received for applications outside of Marden parish.

**Appeals**

APP/U2235/C/22/3293462 and APP/U2235/C/22/3293458 – Tanner Farm Caravan Park, Goudhurst Road Marden

Proposal: Linked appeals against Enforcement Notice/Breach of Conditions Notice – Without planning permission, the change of use of land to a recreational use (Sui Generis). The site shall only be used as a touring caravan and camp site shall not be used for the permanent stationing of caravans, mobile homes, caravanettes or tents.

New appeal date of 21<sup>st</sup> June. This was noted by Cllrs.

**MBC Planning Committee**

The next MBC Planning Committee meeting is 22<sup>nd</sup> June 2023.

**011/23 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan**

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

Cllr Besant listened in to the recent Local Plan hearings in regard to Copper Lane, Marden and gave an update to the meeting. Developer is still pushing for more dwellings on the site than MBC had previously stated. Inspector would issue a report and discussions were continuing between the developer and MBC. However, KCC are strongly opposed in regard to highways issues.

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

The next meeting is on 7<sup>th</sup> June 2023.

**MBC Design & Sustainability Development Plan Document – Regulation 18 Preferred Approaches Consultation**

Cllr Turner is attending a workshop tomorrow and it was proposed that this item be placed on next week's agenda.

**Rural Exception Sites**

Email received from MBC regarding Rural Exception Sites.

Cllrs requested that the recent Housing Needs Survey be sent to MBC but they cannot offer any more comment until further details regarding definite locations, numbers etc have been received. The Clerk would contact MBC for more information and provide details of Policies In5 and In6 of Marden Neighbourhood Plan.

**012/23 MARDEN NEIGHBOURHOOD PLAN**

Meeting arranged for Saturday 3<sup>rd</sup> June.

**013/23 INVOICES FOR PAYMENT:**

There were no invoices for payment.

**014/23 ENFORCEMENT**

There were no enforcement issues to report so Part II Confidential meeting was not required.

There being no further business the meeting closed at 20.52

Date:

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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