



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 6th
JULY 2021 HELD IN THE JOHN BANKS HALL, GOUDHURST ROAD
COMMENCING AT 7.30PM**

038/21 PRESENT

Cllrs Adam, Boswell, Gibson, Newton, Robertson, Tippen and Turner were in attendance.
 Cllr Besant and the Clerk were also present.

039/21 APOLOGIES FOR ABSENCE

Cllrs Stevens had sent his apologies.

040/21 MINUTES OF THE PREVIOUS MEETING

Minutes of the Planning Committee meeting held on 15th June 2021 were signed and agreed as a true record.

041/21 COUNCILLOR INFORMATION

Declarations of Interest

Cllr Tippen declared an interest in item 44/21 (Land North of Sheephurst Lane) as a resident opposite the site and had also spoken to the landowner.

Granting of Dispensation

No requests for dispensation

042/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No member of the public in attendance.

043/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH

21/503077/FULL – 20 Sovereigns Way, Marden

Demolition of existing garage and shed. Erection of a detached double garage
 Cllrs recommended refused due to it being overbearing on the street scene, in a dominating position and contrary to MBC Residential Extensions SPD (forward of the building line of Nos. 18 and 40 Sovereigns Way).

It is noted that the proposed ground floor plan and block plan differ in shape and size and therefore Cllrs question its validity.

RESOLVED: To recommend refusal.

21/503090/LBC – Mill Farm House, Hunton Road

Listed Building Consent for replacement windows to the main house with white painted timber frames, slim double glazing profile units and single horizontal glazing bar to the ground floor and attic windows (all replacement windows to be built to existing structural openings); introduction of french windows to existing kitchen within the existing opening (specification to match proposed windows to the rest of the house); vaulted ceiling to north hallway (removing existing modern plasterboard); replacement of 2 no. windows to bakehouse and repair of existing historic metal window to south elevation; introduction of surface mounted picture window to north elevation; repair of existing roof to bakehouse (kent peg tiles to match like for like); renovation and repair of brick bakehouse floor.

Cllrs recommend approval, providing the Conservation Officer is in agreement, for listed building consent for the window listed in the application; the work on the vaulted ceiling; repairs to existing roof to the Bakehouse; and renovation and repair of the brick Bakehouse floor.

Cllrs wished it be brought to MBC's attention that the drawings of the Car Port (drawing number 2017/21) does not form part of this listed building application and therefore Cllrs recommended approval of 21/503090 does not cover any associated works on the car port. Cllrs reserve their right to comment further on receipt of the full planning application of Mill Farm House.

RESOLVED: Approve the listed building work only. The Clerk to bring to the attention of MBC that this approval does not cover any work on the car port.

21/503287/FULL – White Cottage, Battle Lane

Erection of a greenhouse in rear garden

No objection. However, Cllrs note the red boundary line includes the highways verge and question that this should not be included in the property boundary.

RESOLVED: No objection. The Clerk to bring to the attention of MBC the red boundary line encroachment on the highway verge.

21/503411/LDCEX – The Cowshed, Allingham Farm, Summerhill Road

Lawful Development Certificate to establish the existing use of a building as a residential property with ancillary garden

After viewing the documents Cllrs questioned whether this application is for one unit or two.

RESOLVED: The Clerk to contact MBC to ascertain if this is one or two units.

21/503422/NMAMD – 1 Gladstone Villas, Albion Road

Non-Material Amendment for revised kitchen layout and proposed rear windows subject to 21/500153/FULL

Noted.

044/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

21/053277/ENVSCR – Land North of Sheephurst Lane, Marden (Collier Street Parish)

Screening Opinion: The proposed development is for a solar energy farm with a site area of approximately 78 hectares which would generate and store up to 60megawatt (MW) of renewable energy to be exported to the Grid.

This application had already been decided by MBC before it came to this meeting.

Cllrs questioned why the original documents submitted by the applicant were not available to be viewed on MBC's website prior to the decision being made as it may be that some of the site may be within Marden Parish and several PROWs run across the land.

RESOLVED: The Clerk to contact the Case Officer for information regarding why the documents had not been in the public domain.

21/503343/PNQCLA – Overbridge Farm, Marden Road (Staplehurst Parish)

Prior Notification for change of use of an agricultural building to 1 residential 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 (dwelling house); design and external appearance impacts on the building; and provision of adequate natural light in all habitable rooms of the dwelling house.

Noted.

045/21 MBC DECISIONS & APPEALS

Decisions

The following decisions were received from MBC:

21/501909/EIASCO – Land North of Marden, Maidstone Road

EIA Scoping Opinion

MPC – Refused with comments
MBC – Recommended with conditions

21/501933/FULL - 1 Lucks Way
Erection of front porch to include wet room for disabled use
MPC – No objection
MBC – Granted

21/502596/LBC - Thorn Cottage, Marden Thorn
Listed building consent for insertion of 5 replacement slim double glazed painted timber windows
MPC – No objection
MBC – Refused

21/505515/SUB - Spencers Field (Vicarage Field), Goudhurst Road
Submission of details to discharge condition 17 (Verification Report – Surface Water Drainage) subject to 17/505395/FULL
MPC – Noted
MBC - Refused

Decisions Outside Marden Parish

There had been no decisions received outside Marden Parish

Appeal

No appeals had been received

MBC Planning Committee

The next meeting was due on 22nd July 2021

046/21 OTHER PLANNING ISSUES:

Maidstone Borough Council Local Plan

No updates had been received.

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

Meeting being held on 6th July 2021. The Clerk would contact Borough Councillor Russell for an update.

Marden Flooding

No response received from KCC

047/21 MARDEN NEIGHBOURHOOD PLAN

Cllrs to review SPI Minutes from tonight's meeting to look at Local Plan timeframe.

048/21 INVOICES FOR PAYMENT

Stanleys Garage – mower and vehicle fuel - £118.99
Memorial Hall – Hall hire, office rent and refuse - £502.50
The Hop Press – Newsletter printing - £990.00
Alison Hooker (DBS) – Play Scheme staff DBS check x 1 - £49.60
RJP Window Cleaning – public convenience cleaning - £635.00
Loose Parish Council – play equipment inspection training x 2 - £337.00
Graham Carey – Grounds maintenance - £672.00
Employees/HMRC – July salaries and NIC/PAYE - £6,587.23
Sublime Science – Play Scheme Activity - £345.60
TOTAL: £10,237.92
Cllrs agreed invoices and Cllrs Newton and Tippen would authorise on Unity.

Other Information

Cllr Tippen had delivered newsletters to Russet Grove earlier in the day and had spoken to the sales office for an update on occupation of dwellings: 40 private houses are occupied with a

further 34 to complete and 20 affordable homes are occupied with a further 30 to complete.
Mote Homes is the affordable homes provider.

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:

049/21 ENFORCEMENT

The Clerk reported a response from MBC on one outstanding enforcement issue.

There being no further business the meeting closed at 8.34pm

Date:

Signed:

Chairman, Marden Planning Committee

Marden Parish Council

Parish Office

Goudhurst Road

Marden

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