



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 6<sup>TH</sup> JUNE 2023 IN THE PARISH OFFICE MEETING ROOM, MARDEN  
MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

**015/23 PRESENT:**

Cllrs Besant, Gibson, Newton, Robertson, Tippen and Turner (in the Chair) were present.  
The Clerk was also in attendance.

**016/23 APOLOGIES:**

Cllrs Adam and Boswell had given their apologies.

**017/23 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 30<sup>th</sup> May 2023 were agreed and signed as a true record.

**018/23 CLLR INFORMATION**

**Declarations of Interest**

Cllr Besant informed the meeting that he worked with Bloomfields (Planning Consultants acting for 23/502270/FULL) but was not working on this application.

**Granting of Dispensation**

No requests for dispensation.

**019/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

No members of the public in attendance.

**020/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**FULL APPLICATIONS**

**23/502270/FULL – Beech Depot, Sheephurst Lane, Marden**

Conversion of a commercial storage building to form six dwellings to include associated building works and access improvement (as previously approved under 17/506063/FULL)  
Cllrs raised no objection in principle for the site being converted to residential but would like to see the site developed sympathetically.

However, after viewing the plans Cllrs felt this current conversion was contrary to Marden Neighbourhood Plan Policy BE2 (residential amenity); Policy NE3 (Landscape Integration) as it fails to demonstrate conformity ; Policy NE4 (Biodiversity and Habitats) and Policy NE5 (Landscape Planting). Also to Policy SP17 and Policy DM31 of MBC Local Plan and MBC Local Plan Review Policy LRPQ&D7 (private open space standards) in relation to flats 5 and 6.

There are some discrepancies in the traffic plan, which is dated 2015, including Sheephurst Lane is not a derestricted road and Cllrs dispute that, in paragraph 4.05, walking is not viable to Marden village centre.

Cllrs would wish to see what, if any, is the proposal for the remaining smaller building located on the west of the site and would like to see details of landscaping on the whole of the site.

Cllrs, therefore, based on the above, wish to see this application refused and would want to see if go to Committee if MBC are minded to approve.

23/502310/FULL – Olde Pharmacy House, Goudhurst Road, Marden

Garage Conversion into a habitable space, relocation of existing shed. Erection of part two storey, part single storey rear extension to replace existing rear extension and an open porch to main entrance.

Cllrs raised no objection to this application.

**AGRICULTURAL CONSENT**23/502376/AGRIC – Great Cheveney Farm, Goudhurst Road, Marden

Prior notification for the erection of a Controlled Atmosphere Fruit Store. For its prior approval to: siting, design and external appearance.

Cllrs raised no objection.

**021/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No applications received outside of Marden Parish

**022/23 MBC DECISIONS & APPEALS****Decisions**

No decisions had been received since the last meeting.

**Decisions outside Marden Parish**

No decisions received outside Marden.

**Appeals**

No new appeals had been received.

**MBC Planning Committee**

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

**023/23 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan**

No further information raised.

**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 Consultations**

Cllr Turner attended a MBC workshop on the reasoning and rationale behind this DPD and gave a report on what was discussed.

Cllrs noted the plan detailed for Marden is incorrect and the details are full of factual errors. Cllrs feel the approach of a 210 page document is too ambiguous and unyielding for Parish Councils, Officers and members of the public when determining applications.

**Rural Exception Sites**

Further information had been received from MBC regarding Rural Exception Sites. However, not details plans had been sent in regard to suggested locations.

**024/23 MARDEN NEIGHBOURHOOD PLAN**

Cllrs at the MNP meeting viewed the “Introduction” and “The Future” sections of the document. Tracked changes were made and the full tracked document would be circulated to Cllrs following which it would be sent to MBC for feedback before any further work was done on the review document.

**025/23 INVOICES FOR PAYMENT:**

The following invoices were submitted for payment:

**Electronic Payments**

Graham Carey – grounds maintenance - £677.00

Employees/HMRC – June salaries/PAYE/NIC - £8,094.10

Rachel Gillis-Coates – Facebook booster/advert - £18.24

P&F Cleaning – public convenience cleaning - £695.00

Golden Hill Nurseries – planting for High Street troughs - £101.50

Marden Memorial Hall – office rent, hall hire, refuse and cleaning - £583.15  
 Pear Technology – annual subscription for tech support and updates - £300.00  
 Stanleys Garage – fuel and miscellaneous supplies - £181.23  
 Castle Water – Public Conveniences water supply - £3.61  
 Rams Hill – mower repairs - £85.20  
 Alison Hooker – Southons Field padlocks, chains (for benches) and refuse bags - £208.33  
 Total: £10,947.36  
 Cllrs agreed payments and Cllrs Tippen and Turner would authorise on Unity.  
**Cheque Payment**  
 T Standen – preparation of 3 x ashes plots - £150.00  
 Invoice agreed and cheque signed by Cllrs Newton, Tippen and Turner.

The Chairman will 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:**

**026/23 ENFORCEMENT**

**New/Reported Alleged Enforcement**

A new alleged breach of planning was raised and the Clerk would contact MBC with the details.

**MBC Update on Enforcement**

No updates received

There being no further business the meeting closed at 9.00pm

Date:

Signed:

Cllr Turner, Chairman, Marden Planning Committee  
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