



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 20<sup>TH</sup> JUNE 2023 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL  
HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

**027/23 PRESENT:**

Cllrs Adam, Besant, Boswell, Newton, Robertson, Tippen and Turner (in the Chair) were present. The Clerk and 5 members of the public were also in attendance.

**028/23 APOLOGIES:**

Cllr Gibson gave her apologies.

**029/23 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.

**030/23 CLLR INFORMATION**

**Declarations of Interest**

Cllr Besant informed the meeting that, in relation to application 23/502602/SUB – Spencer's Field, he was a former employee of the developer. He also informed the meeting that he had assisted one of the residents who was in attendance for 23/502614/PNQCLA – 2 The Lambing Shed

**Granting of Dispensation**

There were no requests for dispensation.

**031/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

All members of the public in attendance for The Lambing Shed application.

The Chairman proposed, and Cllrs agreed, to move this item to discuss next on the agenda.

**032/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**PRIOR NOTIFICATIONS**

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

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

The Chairman offered residents the opportunity to speak to the meeting and comments/concerns were raised which were taken on board by Cllrs.

Following this the Cllrs discussed the application and questioned whether Class Q is relevant given that there is no evidence of the building being of an agricultural use. The only known use of the building is for seasonal accommodation for hop pickers and there is historical evidence of this. They also questioned, with the amount of material being replaced, whether the proposal represented a conversion.

It appears to MPC that the building is not capable for conversion to residential use without so much of the original building being lost. It has to be considered as a rebuild.

Cllrs therefore objected to this application.

*20.15 All members of the public left the meeting.*

**FULL APPLICATIONS**

23/502501/FULL – Oakleigh, Thorn Road, Marden

Erection 2 detached 4 bedroom dwellings with associated drive and access.

Cllrs viewed the application and agreed that this was development in the open countryside contrary to MBC Local Plan Policy SP17.

The proposed dwellings are suburban by design and not fitting to the rural setting contrary to MBC Local Plan Policies DM1 and DM30 and MNP Policy BE1.

The development was also not within the settlement boundary of Marden.

The current property of Oakleigh is incongruous in the setting of the houses on the west side of Thorn Road which are typically semi-detached two storey properties and the proposed development would exacerbate the incongruity of the street scene on the approach to the village. It is situated in a prominent position on the curving approach from Marden Thorn, presenting a blank elevation to the street scene at a key entrance point to the village from the south, with both a negative landscape and local character impact.

Cllrs also noted that there is significant amount of trees being removed from the site, with an insufficient mitigation/replacement landscaping scheme and lack of justification.

Cllrs recommended refusal and would want it to go to Committee if MBC are minded to approve.

### **LISTED BUILDING CONSENT**

#### 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.

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

#### 23/502634/AGRIC – Great Cheveney Farm, Goudhurst Road, Marden

For its prior approval to siting, design and external appearance.

Cllrs raised no objection.

### **SUBMISSION OF DETAILS**

#### 23/502602/SUB – Spencer's Field (known as Vicarage Fields), Goudhurst Road, Marden

Submission of details to discharge condition 6 – Contamination. Subject to 17/505395/FULL  
Noted

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

Submission of details to discharge condition 4 – Biodiversity. Subject to 22/505829/FULL  
Noted.

### **033/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No applications received outside of Marden Parish

### **034/23 MBC DECISIONS & APPEALS**

#### **Decisions**

The following decisions had been received from MBC:

#### 23/501693/FULL – Manor House, Albion Road, Marden

Demolition of existing part single/part two storey rear extension and erection of a part single/part two storey rear extension.

MPC: No objection

MBC: Granted

#### 23/501733/FULL – The Cottage, High Street, Marden

Erection of timber clad double garage together with the formation of a gravel driveway with turning head within the curtilage of the existing dwelling

MPC: No objection

MBC: Granted

#### **Decisions outside Marden Parish**

No decisions received outside of Marden.

#### **Appeals**

22/501761/FULL – Marden Sports Club, Maidstone Road, Marden

Erection of 2 floodlit padel tennis courts, including erection of canopy over one court.

Appeal Ref: APP/U2235/W/23/3316790

Cllrs noted.

**MBC Planning Committee**

The next MBC Planning Committee meetings are 23<sup>rd</sup> June and 20<sup>th</sup> July.

**035/23 OTHER PLANNING ISSUES:**

**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 5<sup>th</sup> July.

**036/23 MARDEN NEIGHBOURHOOD PLAN**

The draft revised document had been circulated to Cllrs and Cllrs were requested to read this prior to this being agreed at the next Planning Committee to submit to MBC.

**037/23 INVOICES FOR PAYMENT:**

The following invoices were submitted for payment:

Paul Waring – grounds maintenance – £364.20

Play Scheme parent – play scheme refund - £100.00

Total £464.20

Cllrs agreed payments and Cllrs Boswell and Tippen would authorise on Unity.

There was no new enforcement or reports from MBC. Therefore the following item was not discussed under confidential matters.

**038/23 ENFORCEMENT**

**New/Reported Alleged Enforcement**

**MBC Update on Enforcement**

There being no further business the meeting closed at 21.01pm

Date: 4<sup>th</sup> July 2023

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

01622 832305 / 07376 287981 / [clerk@mardenkent-pc.gov.uk](mailto:clerk@mardenkent-pc.gov.uk) / [www.mardenkent-pc.gov.uk](http://www.mardenkent-pc.gov.uk)