



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 3<sup>RD</sup> MAY 2022 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL  
HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.50PM**

**279/22 PRESENT:**

Cllrs Adam, Gibson, Newton, Robertson, Stevens, Tippen and Turner (in the Chair). Cllr Besant, the Clerk and one member of the public were also in attendance.

**280/22 APOLOGIES:**

No apologies were received.

**281/22 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 19<sup>th</sup> April 2022 were agreed and signed as a true record.

**282/22 CLLR INFORMATION**

**Declarations of Interest**

There were no declarations of interest.

**Granting of Dispensation**

There were no requests for dispensation on any item on this agenda

**283/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

Member of the public was in attendance for item 272/22 (2 Blue House Cottages). The Chairman proposed to bring this item to be discussed next. All Cllrs agreed.

**284/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**22/501779/FULL – 2 Blue House Cottages, Battle Lane (*now known as 1 Blue House Cottages*)**

Application 22/501780/LBC had been received after the agenda was published. Cllrs agreed, that as the application site was on the agenda, this would be discussed at this meeting.

**Erection of a conservatory to rear, removal of existing shed and erection of a two-storey garage.**

In principle, Cllrs raised no objection as garage was set back from the dwelling, traditional materials were being proposed and subservient to the existing dwelling. However, Cllrs would prefer to see heritage roof lights used instead of the dormer windows as would be more aligned to Marden Neighbourhood Policy BE1.

In terms of the conservatory Cllrs raised no objection.

In relation to the listed building application Cllrs make the same comments as above and raised no objection providing the Conservation Officer was satisfied.

*20.09 Member of the public left the meeting*

**22/501746/FULL – Franks Barn, Battle Lane**

**Conversion of barn to three-bedroom dwelling, including provision of parking/turning area and erection of detached 2-bay garage.**

In principle, Cllrs do not object to the barn being converted. However, Cllrs raised the following questions:

What the status of the barn is currently?

Is it classed as an agricultural barn or a barn in the residential curtilage?

Areas to the east and to the north where the car port is proposed is agricultural and therefore should there be a change of use application?

What area of the land will be the residential garden to the property?

Should this form a change of use from agricultural to residential?

Cllrs noted the area proposed to be the garden has been increased significantly from the previous application 20/505952. Cllrs, therefore, feel it is contrary to Maidstone Borough Council Local Plan Policy SP17 and Marden Neighbourhood Plan Policy NE3 as it encroaches into the open countryside.

Cllrs recommend refusal to this application on the above grounds.

### **22/501809/LBC – Bridgelands Cottage, High Street**

Listed building consent for the erection of a single storey rear extension with 1 roof light and repairs to existing timber sash windows and doors.

Cllrs raised no objection subject to the Conservation Officer being satisfied with the proposals.

### **285/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No planning applications received which are relevant to Marden.

### **286/22 MBC DECISIONS & APPEALS**

#### **Decisions**

Decisions received from MBC:

22/500689/FULL – Hacienda, Maidstone Road

Erection of first floor side extension with balcony to side and internal alterations

MPC: Recommended refusal

MBC: Granted

22/500698/FULL – 2 Reader Drive

Erection of single storey side and rear extension. Erection of single storey rear extension to garage to create utility store. Conversion of loft into habitable space with insertion of rear dormer and front rooflights and internal alterations. Relocation of existing solar panels to flat roof of rear dormer.

Withdrawn

22/500897/FULL – Great Thorn Farm, Marden Thorn

Demolition of existing agricultural building and erection of 1 dwelling

MPC: Recommended refusal

MBC: Granted

22/500901/FULL – Reed Court Farm, Hunton Road

Erection of a swimming pool building

MPC: Recommended refusal

MBC: Refused

22/500962/FULL – Ardmannoch House, Dairy Lane

Erection of a single storey side extension

MPC: No objection

MBC: Granted

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

22/500739/FULL – Land at Former Wild Duck, Marden Thorn, Staplehurst

Erection of 2 dwellings with associated garaging, parking, amenity and landscape enhancements.

Withdrawn

22/501135/PNQCLA – Overbridge Farm, Marden Road, Staplehurst

Prior notification for the change of use of existing agricultural building to 1 dwelling house and associated operation development

MPC: Noted

MBC: Refused prior approval

**Appeals**

No appeals received.

**MBC Planning Committee**

No future dates have been published.

**287/22 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan – Regulation 19****MBC Strategic Planning and Infrastructure (SPI) Committee Meetings**

There was nothing to report on either of these items.

**288/22 MARDEN NEIGHBOURHOOD PLAN**

The Clerk had prepared packs for the individual topics for Saturday's open day and requested that the topic leaders view these at the end of the meeting to ensure that everything had been include.

**289/22 INVOICES FOR PAYMENT:****Invoices**

The following invoices for submitted for authorising:

Marden Memorial Hall – Hall hire, office rent and refuse - £480.10

Stanleys Garage – mower/vehicle fuel and van number plate - £189.04

Alison Hooker – Jubilee supplies, lighting, bunting etc - £1,013.40

TOTAL: £1,682.54

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

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:”**

**290/22 ENFORCEMENT****New/Reported Alleged Enforcement****MBC Update on Enforcement**

No new or updates on enforcement

Cllr Tippen also raised a confidential issue regarding allotments which would be taken up with Redrow and reported to Full Council.

There being no further business the meeting closed at 8.55pm

Date: 3<sup>rd</sup> May 2022

Signed:

Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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