



Minutes agreed at the meeting held on 20<sup>th</sup> April 2021. Minutes will be signed at the first face to face meeting of the Planning Committee.

## **MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 16<sup>TH</sup> MARCH 2021 HELD VIRTUALLY AT 7.30PM**

### **034/21 PRESENT**

Cllrs Adam, Mannington, Newton, Robertson, Stevens (In the Chair), Tippen and Turner were in attendance. Cllrs Barker and Boswell together with the Deputy Clerk and six members of the public were also present.

### **035/21 APOLOGIES**

Cllr Brown and the Clerk had given their apologies.

### **036/21 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES**

The Minutes of the previous meeting held on 2<sup>nd</sup> March 2021 were agreed as a true record and would be signed at the first face to face meeting of the Planning Committee.

### **037/21 CLLR INFORMATION**

#### **Declarations of Interest**

There were no declarations of interest.

#### **Changes to Cllrs Register of Interest**

There were no changes to Cllrs Registers of Interest.

#### **Granting for Dispensation**

There were no requests for dispensation of any item in these minutes.

### **038/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

Six members of the public were in attendance. One member of the public wished to speak on item 039/21: 21/500398/FULL Land Adj to Highfield House, Maidstone Road.

### **039/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

#### **21/500398/FULL – Land adj to Highfield House, Maidstone Road**

Erection of 5 bespoke dwellings and the ability to provide a footpath link to Marden Cricket and Hockey Club, together with associated access and landscaping (Re-submission of application 20/504101 FULL)

The Chairman invited the member of the public to speak on this application. Following detailed and extensive discussion, Cllrs unanimously agreed to recommend refusal of this application, reiterating the bulk of the previous response including relevant reference to Marden Neighbourhood Plan policies as follows:

The proposed site is outside the designated village envelope of the Rural Service Centre in an area of designated open countryside and therefore contrary to policy DM30 of the Maidstone Borough Local Plan. It also contrary to Policy SP9 of the Local Plan, being outside the settlement boundary for Marden.

The applicant has not demonstrated any conformity to the Marden Neighbourhood Plan and is contrary to Policy In5. ‘Support will be given to the development of rural exception sites for local needs housing where a proven need has been demonstrated, and the development is of a suitable scale, design and location’.

There is poor/limited pedestrian/cycle connectivity to the village centre due to the narrow footpath on Maidstone Road across the railway bridge.

The proposed footpath to Marden Sports club should already have been laid and was a condition/part of the agreement of that planning application a number of years ago which was never fulfilled. Therefore, this is irrelevant to the application.  
The design provides no continuity with the current street scene.

Access to the proposed site is adjacent to Highfield House. Although not listed, Highfield House has very predominant architectural features and a heritage asset within the Marden street scene which will be diminished should this application be successful. The proposed site is in close proximity to two Grade 11 listed buildings, The Old Vicarage and Church Farmhouse.

Cllrs also agreed and recommended that the application should be called into the MBC Planning Committee because of the lack of conformity to policies in the Maidstone Local Plan and the large amount of public opposition to the application.

**21/500764/FULL – Mill Farm Cottage, Hunton Road**

Erection of a two storey rear extension to replace existing single storey extension, and a single storey side extension to replace existing conservatory.

Cllrs raised no objection to the application.

**21/501047/LBC – Mill Farm House, Hunton Road**

Listed Building Consent for repair and refurbishment of existing roof to include new felt waterproofing layer, introduction of insulation at rafter level and vaulting of existing attic bedroom ceilings.

Cllrs raised no objection providing the Conservation Officer was in agreement.

**040/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

There were no applications submitted relevant to Marden Parish

**041/21 MBC DECISIONS & APPEALS**

**Decisions**

Decisions were deferred to the next meeting.

**Decisions outside Marden Parish**

Deferred to next meeting.

**Appeals**

Notice had been received that the Public Inquiry regarding enforcement issues at Tanner Farm Park would commence on 15 June 2021 for 2 days.

**MBC Planning Committee**

The next MBC Planning Committee meeting had been scheduled for 25<sup>th</sup> March. The agenda was due to be published the week before and an item would be placed on the Amenities Agenda for 23<sup>rd</sup> March in case an application for Marden was listed.

**042/21 OTHER PLANNING ISSUES:**

**Maidstone Borough Council Local Plan**

No further information had been received.

**MBC Strategic Planning and Infrastructure (SPI) Committee Meetings**

The Minutes of the SPI meeting held on 9 March were now published. The next SPI meeting was scheduled for 13 April 2021.

**MPC Planning Policies**

These were deferred until the next meeting.

**Application for Street Trading Consent**

Burger Van – Wheelbarrow Industrial Estate, Pattenden Lane

Cllrs wished to know the submission date for this application whilst deferring to the next meeting.

**043/21 INVOICES FOR PAYMENT:**

Current invoices requiring approval were deferred to the next Council meeting.

The Chairman then read out the following statement:

**I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 160, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:**

**044/21 ENFORCEMENT**

No enforcement matters were raised by Cllrs.

There being no further business the meeting closed at 8.22 pm

Date:

Signed:

Cllr T Stevens

Planning Chairman

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)