



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 18<sup>TH</sup> JULY 2023 IN THE PARISH COUNCIL MEETING ROOM, MARDEN  
MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

**051/23 PRESENT:**

Cllrs Adam, Gibson, Newton and Robertson were in attendance. The Clerk was also present.

**052/23 APOLOGIES:**

Apologies were received from Cllrs Besant, Boswell and Tippen.

Not in attendance: Cllr Turner.

In Cllr Turner's absence Cllr Adam proposed that Cllr Newton be elected chair for this meeting.

**053/23 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 4<sup>th</sup> July 2023 were agreed and signed as a true record.

**054/23 CLLR INFORMATION**

**Declarations of Interest**

There were no declarations of interest.

**Granting of Dispensation**

There were no requests for dispensation.

**055/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

There were no members of the public in attendance.

**056/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**FULL APPLICATIONS**

23/502956/FULL – Cocklewood Farm, Five Oak Lane (part Marden Parish)

Demolition of an existing dwelling within an ancient replanted woodland, and erection of a new replacement dwelling elsewhere on Cocklewood Farm (Resubmission of 23/500231/FULL)

Cllrs noted the various revisions to this application but were still of the opinion that the new proposed dwelling was not in a good location. Therefore, they continued to recommend refusal and reiterated their previous comments as submitted below:

After viewing the application Cllrs recognised the business need for a dwelling being associated with the farming enterprise. However, Cllrs feel the proposed location is contrary to Maidstone Borough Local Plan DM30 (4). A course of action would, therefore, be for this application to be withdrawn and to be resubmitted in a more appropriate location.

However, if the Case Officer is minded to approve this application Cllrs would wish to see this go to Committee. If, following the Committee meeting, MBC recommend approval Cllrs wish to seek an agricultural tie attached to the dwelling.

**LISTED BUILDING CONSENT**

23/503107/LBC – Turkey Farm House, Goudhurst Road, Marden

Listed Building Consent for removal of a total of 15 mixed single and double glazed rotten window (8 to ground floor and 7 to first floor). Replacement with 15 slimline double glazed windows, style to match existing.

Cllrs reviewed the application but were unable to establish from the information provided how the applicant has responded to the previous grounds for refusal. However, Cllrs are also happy to be guided by the Conservation Officer on this matter.

**057/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**23/502956/FULL – Cocklewood Farm, Five Oak Lane, Staplehurst

Discussed at item 056/23.

**058/23 MBC DECISIONS & APPEALS****Decisions**23/501181/SUB – Bridgelands Cottage, High Street, Marden

Submission of Details pursuant to condition 3 (Existing Windows and Doors Schedule of application 22/504638/LBC)

MPC: Noted

MBC: Approved

23/501160/SUB – Bridgelands Cottage, High Street, Marden

Submission of details to discharge condition 3 (watching brief) of application

22/504246/FULL

MPC: Noted

MBC: Approved

23/501162/SUB – Bridgelands Cottage, High Street, Marden

Submission of details to discharge condition 5 (external joinery) of application

22/504638/LBC

MPC: Noted

MBC: Approved

23/501887/FULL – Cherry Bank, Plain Road, Marden

Creation of vehicle crossover and extension to existing footpath (part retrospective)

MPC: Approved

MBC: Approved

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

Prior notification for the erection of a controlled atmosphere fruit store. For its prior approval to siting, design and external appearance

MPC: Noted

MBC: Prior approval not required

23/502171/FULL – Mount Pleasant Farm, Maidstone Road, Marden

Conversion and change of use of existing stable to provide 1 three bedroom dwelling with insertion of rooflights. Change of use of land to form residential garden with associated parking and landscaping.

MPC: No objection

MBC: Refused

23/500411/LBC – Pond Oast, Tanner Farm, Marden

Listed building consent for the installation of boiler vent including introducing native planting to the area of garden in front of the outlet to assist in screening the vent and relocation of 2 roof lights (works started).

Withdrawn

23/500410/FULL – Pond Oast, Tanner Farm, Marden

Installation of boiler vent including introducing native planting to the area of garden in front of the outlet to assist in screening the vent and relocation of 2 roof lights (part retrospective).

Withdrawn.

23/502106/FULL – Thorn View, Park Road, Marden

Erection of a single storey rear extension including rooflight.

MPC: No objection but queried change of use of some residential garden area

MBC: Approved

23/502181/LBC – Turkey Farmhouse, Goudhurst Road, Marden

Listed Building Consent for external alterations including existing roof covering to be replaced like-for-like Kent peg tiles, replace timber windows to existing dormers (to west elevation) with white painted timber cottage style casement windows. Replace second floor south elevation window to with like-for-like and white painted timber cottage bar style casement window to the north elevation window (Works started). Existing lead dormer cheeks

to be replaced with Kent peg tiles and internal alterations to second floor loft space including removal of walls and doors for bedroom and shower room reconfiguration (Resubmission of 23/501116/LBC).

MPC: No objection

MBC: Refused

23/502180/FULL – Turkey Farmhouse, Goudhurst Road, Marden

Existing roof covering to be replaced like for like, replace existing dormer windows on west elevation and two second floor windows to north and south elevations, existing lead dormer cheeks to be replaced with Kent peg tiles (Part retrospective) (Resubmission 23/501115/FULL).

MPC: No objection

MBC: Refused

### **Decisions outside Marden Parish**

No decisions received outside of Marden Parish.

### **Appeals**

APP/U2235/X/23/3324688 – Tanner Farm Caravan Park, Goudhurst Road, Marden (MBC Ref: 23/500884/LDEX)

Lawful Development Certificate (Existing) breach of condition 5 of planning permission 87/1718 and breach of conditions 6 and 7 of planning permission 93/1450 for a period in excess of 10 years.

Cllrs noted appeal details.

### **Appeal Decision**

App/U2235/W/20/325300 (MBC Ref 11/1948) Monks Lakes, Staplehurst Road, Marden

Proposed retention of two lakes known as Bridges and Puma and works to create 3 additional lakes for all recreational fishing, erection of clubhouse building and associated works and landscaping.

Appeal dismissed.

## **059/23 OTHER PLANNING ISSUES:**

### **MBC Planning Committee**

The next MBC Planning Committee meeting is on 20<sup>th</sup> July. No applications for Marden were listed on the agenda.

### **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 6<sup>th</sup> September.

### **Local Needs Housing**

Email received from MBC. Cllrs agreed, following advice from MBC, that this item be deferred until 1<sup>st</sup> August meeting when it would be discussed as a confidential item.

### **KCC Consultation – Linton Crossroads – closing date 25<sup>th</sup> July**

Cllrs viewed the proposed plans for Linton Crossroads and the main area of concern was the location of the bus stop on the east bound road to Boughton Monchelsea. The questionnaire was completed and would be submitted to KCC before the closing date.

## **060/23 MARDEN NEIGHBOURHOOD PLAN**

The tracked changes/draft of the Marden Neighbourhood Plan Review had been submitted to MBC. Officers had offered a meeting to discuss this either via Teams or face to face and Cllrs agreed to set a date once MBC had had chance to read through the changes.

## **061/23 INVOICES FOR PAYMENT:**

The following invoices were submitted for payment:

Pitney Bowes – postage - £208.00

1<sup>st</sup> Choice inflatables – inflatable assault course for Play Scheme - £426.00

KCS Procurement Services – Photocopier rental - £108.02

Alison Hooker – Play Scheme supplies - £27.98

Play Scheme parent – refund - £27.00

Total: £798.00

Cllrs agreed invoices and Cllr Newton would authorise. As no Cllr in attendance was able to authorise it was agreed that the Clerk would email other Cllrs for agreement to authorise on Unity (*following close of meeting Cllr Turner agreed to be the 2<sup>nd</sup> authorised signature*).

The transfer of £50,000 between the two revenue accounts of Unity and Nat West would also be authorised. Item discussed at Full Council on 11<sup>th</sup> July.

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:**

**062/23 ENFORCEMENT**

**New/Reported Alleged Enforcement**

The Clerk had received an email from a resident which would be reported to MBC.

**MBC Update on Enforcement**

There being no further business the meeting closed at 20.48pm

Date: 1<sup>st</sup> August 2023.

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden 01622 832305 / 07376 287981 /

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