



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 6TH SEPTEMBER 2022 IN THE OLD SCHOOL ROOM, MARDEN
MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

074/22 PRESENT:

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

075/22 APOLOGIES:

Cllr Tippen had given her apologies prior to the meeting.

076/22 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 2nd August 2022 were agreed and signed as a true record. There was no Planning Committee meeting held on 16th August.

077/22 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest

Granting of Dispensation

There were no requests for granting of dispensation

078/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

One member of the public was in attendance for item 079/22 (Staplehurst Transits). The Chairman proposed, and Cllrs agreed, to move both Staplehurst Transits items to be discussed first.

079/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH

22/503914/FULL – Staplehurst Transits, Staplehurst Road, Marden

Erection of a two-storey manager's house and a double car barn (resubmission of 21/506544/FULL)

Cllrs reviewed the previous application's decision made by MBC.

Cllrs continue to recommend approval with the following comments:

Cllrs comments still stand and wished previous responses to be reiterated. Following receipt of the resubmitted landscape plans Cllrs felt that the application met policies BE3, NE3, NE4 and NE5 of the Marden Neighbourhood Plan.

Cllrs support the application as, on balance, the positive contribution to the ongoing business would continue to be able to operate.

Cllrs believe that the second point of MBC's refusal is counter intuitive as they believe it would reduce the amount of travel the occupant would need to undertake each day. Cllrs felt this was one of the best examples of sustainability in the open countryside as the occupant would already be on site therefore reducing the need for car usage and it would also assist with security on site.

Cllrs understand that further financial information has been made available to MBC.

If MBC is minded to refuse Cllrs wished the application to go to Committee.

22/503981/FULL – Staplehurst Transits, Staplehurst Road, Marden

Erection of a new vehicle repair workshop and blocking up of opening to existing unit

Cllrs viewed the plans and commented that they would prefer to see solar panels installed on the south facing roof of the new workshop in accordance with Neighbourhood Plan Policy BE3 and NE4.

Cllrs would want it conditioned that the trees which are planned for removal are replaced with appropriate native species.

Cllrs recommended approval.

22/503660/LBC – Reeves Barn, Battle Lane, Marden

Listed Building Consent for minor internal alterations including the removal of the modern Master Bedroom ceiling to expose the roof structure above, removal partition wall, existing cupboard and door. Repositioning of the adjacent partition, removal of door openings to Bedroom 4 and removal of the Landing Cupboard and door with access to roof void
 Cllrs noted the application and raised no objection if the Conservation Officer was in agreement.

22/504074/FULL – 4 Ramsden Way, Marden

Erection of a two-storey side and a single storey rear extension
 Cllrs objected to this application on the basis of the design being detrimental to the street scene due to the angle and increased depth of the flank wall, particularly given its position on a prominent location on entering Ramsden Way. Therefore, Cllrs recommend refusal.

080/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications received outside of Marden parish.

081/22 MBC DECISIONS & APPEALS**Decisions**21/506038/FULL: Ellmacy, Stilebridge Lane, Marden

Change of use of land for stationing of 4 holiday caravans and associated hardstanding.

MPC: No further comment to add

MBC: Granted

22/501265/TCA: Westfield, West End, Marden

Conservation Area notification to reduce one Oak tree to radial width of 5m, height of 10.5m; re-pollard five Lime trees; reduce on Oak tree to radial width of 2.75m, height of 9m

MPC: No objection

MBC: Raised no objection

22/501275/FULL: Lane at Maidstone Road, Marden

Erection of 39 bungalows for the over 55s, a communal hub, communal garden, footpath link to the cricket and hockey club and associated access and landscaping

MPC: Refused

MBC: Refused

22/501795/LBC: Manor Farm House, Battle Lane, Marden

Listed building consent for internal alterations including underfloor heating, insertion of replacement window, replacement rainwater goods, and insulation of air source heat pump. Creation of WC and shower room to second floor with insertion of rooflights.

MPC: Noted

MBC: Granted

22/502091/SUB: Spencer's Field (Vicarage Field), Goudhurst Road, Marden

Submission of details pursuant to condition 17 (SUDs Verification) in relation to planning permission 17/505395/FULL

MPC: Noted

MBC: Approved

22/502527/FULL: Brandon Oast, Staplehurst Road, Marden

Proposed garage/store with home office above and internal conversion to granny annex

MPC: No objection

MBC: Granted

22/502880/LDCEX: Tanner Farm Caravan Park, Goudhurst Road, Marden

Lawful Development Certificate (Existing) for a residential use of The Barn building at Tanner Farm Park

MPC: Refused

MBC: Refused

22/503021/PNQCLA: Chain Dene Farm, Tilden Lane, Marden

Prior notification for the change of use of an agricultural building and land within its curtilage to 1 dwelling house and associated operation development

MPC: Refused

MBC: Refused

22/503109/FULL – 8 Napoleon Drive, Marden

Demolition of existing conservatory and erection of a single storey rear extension.

MPC: No objection

MBC: Granted

Decisions outside Marden Parish

Decisions received from MBC will be submitted to Cllrs at the meeting.

Appeals

No new appeal information had been received. The Clerk reported that the Enforcement Appeal on Monks Lake was due to be heard by the Planning Inspectorate on 13th September.

MBC Planning Committee

The next MBC Planning Committee meeting is 22nd September 2022. The Clerk would advise Cllrs prior to the next MPC Planning meeting if Chainhurst Chicken Farm was on the agenda.

082/22 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan**

Details on the latest updates regarding the review can be seen on MBC's website.

Stage 1 of the hearing was being held at Maidstone Town Hall for the next three weeks.

The Clerk had circulated the Hearing Statement from MBC which had been produced for the Inspector.

MBC Planning and Infrastructure Policy Advisory Committee Meetings

Next meeting is scheduled for 5th October 2022 (September meeting cancelled).

MBC Meeting regarding Copper Lane

Cllrs Besant, Gibson and Tippen attended virtually a meeting with MBC Officers and Ward Cllrs in regard to the proposal of this area being developed. MPC Cllrs were unable to comment, due to no information/application being put before Parish Cllrs but listened to what MBC raised especially over connectivity of the site to the village.

083/22 MARDEN NEIGHBOURHOOD PLAN

Next meeting of the Marden Neighbourhood Plan Steering Group is on 17th September.

084/22 INVOICES FOR PAYMENT:

The following invoices were put before Cllrs for agreement.

RJP Window Cleaning – Toilet cleaning x 2 - £1,330.00

Purchase Power – Postage/Admin Fee - £208.00

Paul Waring – Contracted grass mowing - £171.78

SLCC Enterprise Ltd – Financial Training - £54.00

Absolute Pest Control – Wasp clearance at Southons - £50.00

K-Works – 2nd payment for cast iron fingerpost refurbishment - £2,425.00

3-flow Drainage – clear blockage at public conveniences - £420.00

Castle Water – changing room water supply - £29.87

Marden Memorial Hall – office rent, hall hire and cleaning - £361.35

Employees – September Salaries - £6,907.71

HMRC – September PAYE/NIC - £2,088.50

TOTAL: £14,046.21

Cllrs agreed payments and Cllrs Boswell 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:

Cllr Besant left the meeting

085/22 ENFORCEMENT

New/Reported Alleged Enforcement

Two new alleged enforcements were raised and the Clerk would report to MBC.

MBC Update on Enforcement

No updates had been received from MBC.

There being no further business the meeting closed at 9.03pm

Date: 20th September 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee
Marden Parish Council, Parish Office, Goudhurst Road, Marden
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