



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 21ST SEPTEMBER 2021 HELD IN THE OLD SCHOOL ROOM, GOUDHURST ROAD COMMENCING AT 7.30PM

104/21 PRESENT:

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

105/21 APOLOGIES:

Cllr Boswell had given her apologies prior to the meeting.

106/21 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 7th September 2021 were agreed and signed as a true record by the Chairman.

107/21 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

108/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public wished to speak on item 21/504807/FULL (Cherry Bank).

The Chairman proposed, and Cllrs agreed, that this item be discussed first.

109/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH

21/504807/FULL – Cherry Bank, Plain Road, Marden

Demolition of detached garage and outbuilding, and erection of 1 four bedroom, two storey detached dwelling. Replacement of roof to existing dwelling, including erection of a first floor, front porch and single storey rear extension, with associated parking, access and amenity space for each dwelling.

Two members of the public were invited to address the meeting with comments and concerns. After hearing the concerns Cllrs then viewed and discussed the application in detail. Cllrs considered the following: mass, size and scale of development in relation to the plot; the location being within village envelope; development would be classed as a windfall in regard to borough housing numbers; conformed to Marden Neighbourhood Plan in regard to local character, residential amenity and sustainable construction.

Cllrs therefore raised no objection subject to conditions being placed on the decision as follows: the pavement should be extended from Blossom Way along the full frontage of these two properties; a surface water management scheme is drawn up to limit surface water runoff from the increased impermeable surface; and hours of working.

RESOLVED: Cllrs recommend no objection with the following conditions:

- (1) Pavement extended from Blossom Way along the full frontage of these two properties;
- (2) A Surface Water Management plan is drawn up to limit surface water runoff; and
- (3) Hours of working

Chairman's Initials TS

Cllrs also raised consider that the applicant did not make any reference to the Marden Neighbourhood Plan.

The two members of the public left the meeting

21/504215/FULL – Kariliam, Stanley Road, Marden

Section 73 – Minor Material Amendment to approved plans condition 5 and variation of condition 4 (material alterations) pursuant to planning permission 21/500810/FULL for demolition of existing garage and erection of a front porch, detached garage with office above with a side dormer and rear balcony.

Cllrs felt that this was not a minor material amendment. and should be considered as a new design. A new planning application should therefore be submitted.

The design was not in keeping with the street scene nor with the vernacular design of the surrounding area.

Application was contrary to Marden Neighbourhood Plan Policy BE1.

RESOLVED: Cllrs recommend refusal as contrary to Marden Neighbourhood Plan Policy BE1 and not considered to be a minor material amendment. Cllrs wished to see a new application submitted.

21/504801/FULL – Oakhurst, Stilebridge Lane, Marden

Conversion of a commercial storage building to form 1 dwelling house (amendment to the recent prior approval for the change of use of the building under reference 18/505576/PNP) to include associated building works and increase size of residential curtilage.

After viewing the application and discussing the previous prior approval they considered this proposal out of keeping with other dwellings in the vicinity, intensification of the use of the site; was considered to be a development in the open countryside and had very poor visibility sightlines from the vehicular access.

RESOLVED: Cllrs recommended refusal as contrary to Maidstone Borough Council Local Plan Policies DM1, DM2, DM30 and DM31 and Marden Neighbourhood Plan Policies BE1, BE2, BE3 and BE4.

110/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

21/504492/FULL – White Hart, Claygate, Marden (Collier Street Parish)

Erection of 4 dwelling houses (2 pairs of semi-detached dwellings) with creation of new access, associated parking and turning area, hard/soft landscaping and landscape / biodiversity improvements (revised scheme 20/503935/FULL)

Cllrs noted this application.

111/21 MBC DECISIONS & APPEALS

Decisions

21/500208/FULL – Wanhurst Green Farm

Conversion of outbuilding to 1 dwelling

MPC:

MBC: Refused (error in decision making). New application to be submitted

21/503231/FULL – Sunnyside, Underlyn Lane

Proposed change of use of land to residential to allow the relocation of the existing vehicular access to improve visibility when leaving site. To include erection of part wall/piers, gates and new hedgerow. (Resubmission of 20/505619/FULL)

MPC: No objection

MBC: Refused

21/503415/FULL – Stilebridge Oast House

Proposed refuse of garage to ancillary accommodation

MPC: No objection

MBC: Granted

Chairman's Initials TS

21/503571/ADVERT – Kent Mart, Church Green

Advertisement consent for externally illuminated fascia sign and new window display sticker signs

MPC: Refused

MBC: Refused

21/503730/FULL – 1 Horlands Cottage, Battle Lane

Erection of first floor extension above existing playroom

MPC: Commented that this was the fourth extension to this property.

MBC: Granted

21/503847/LBC – Oakstream Barn, Goudhurst Road

Listed Building Consent for a proposed single storey extension and link with associated internal alterations at ground floor level. Erection of glazed screen partition to enclose home office space at second floor level. Replacement doors to north and south elevations

MPC: Refused

MBC: Refused

21/504348/PN – 4 Champion Way

Prior notification for a single storey rear extension

MPC: Noted

MBC: Prior notification not required

Decisions outside Marden Parish21/501982/FULL - Whiteacres, Marden Road (Staplehurst PC)

Change of use of land for the siting of 2no. additional static mobile homes for occupancy by Gypsy family, including access, parking, landscaping and associated works.

MPC: Noted

MBC: Granted

Appeals

No new appeals were received.

MBC Planning Committee

The next MBC Planning Committee meeting is scheduled for 23rd September 2021. After viewing the agenda it was noted that no applications were due to be heard for Marden.

It was still unclear as to when the Reed Court Farm application was due to be heard but Cllr Turner was preparing a draft statement to be read out and the relevant MBC Planning Committee.

112/21 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan**

No further updates received.

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

The item for the Local Plan at the meeting due on 21st September had been deferred until 4th October. Cllr Besant would attend.

113/21 MARDEN NEIGHBOURHOOD PLAN

Following the October SPI meeting Cllrs would arrange a date to meet to begin discussions on any draft amendments to the Neighbourhood Plan.

114/21 PARISH FINGERPOSTS

The Clerk had forwarded the specifications to Cllrs Adam and Turner to review prior to sending out for quotes.

Chairman's Initials TS

115/21 INVOICES FOR PAYMENT:**Electronic Payments**

Pitney Bowes – Franking Machine Rental: £15.54

Castle Water – Changing Rooms Water Supply: £33.14

Purchase Power – Admin Costs: £6.00

Kent County Supplies – Photocopier Rental and charges: £718.52

Paul Waring – Southons Field and Playing Field mowing: £264.84

Alison Hooker (John Lewis) – Admin Asst laptop: £449.99

TOTAL £1,488.03

Invoices were agreed and Cllrs Newton and Tippen would authorise payments on Unity.

The Chairman 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:

116/21 ENFORCEMENT**New/Reported Alleged Enforcement**

There were no new/reported alleged enforcements

MBC Update on Enforcement

The Clerk reported on responses back from Maidstone Borough Council.

There being no further business the meeting closed at 9.05pm

Date: 5th October 2021

Signed: *Cllr Tom Stevens (acting Chairman)*

Chairman, Marden Planning Committee

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