



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 20TH FEBRUARY 2024 IN THE PARISH OFFICE MEETING ROAD, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

196/24 PRESENT:

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

197/24 APOLOGIES:

Cllrs Besant and Tippen had given their apologies.

198/24 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 30th January 2024 were agreed and signed as a true record.

199/24 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

200/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Member of the public did not wish to speak on any item.

**201/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH
FULL APPLICATIONS**

24/500251/FULL – Cannon Farm, Thorn Road, Marden

Change of use of former agricultural building to 1 single dwelling house with external alterations, associated curtilage area and parking provision further to Prior Approval 23/501474/PNQCLA

In principle, Cllrs had no objection based on application 23/501474/PNQCLA. However, they did raise the following concerns:

- The application makes no attempt to demonstrate conformity with Marden Neighbourhood Plan;
- No details on how they attempt to meet the 10% net biodiversity gain or demonstration how it would be provided;
- There is no meaningful evidence that this application embodies sustainable development quoted in the planning statement from national and local policies, in particular fabric; insulation; heating; low-zero carbon technologies, other than the EV charging point; or transport (there is no footway until Seymour Drive);
- No connectivity in the PROW network from the site;
- No details given regarding foul and surface water drainage.

Therefore, Cllrs recommended refusal until such time the missing information is provided by the applicant and MPC reserves the right to further comment.

Cllrs do not wish this to go to Committee if MBC are minded to approve the application.

24/500316/FULL Bens Oak, Goudhurst Road, Marden

Erection of a workhouse and garage outbuilding, relocation of access and gates, reduce size of summer house, and insertion of 2 rooflights and glazing of garage door on main dwelling.

Cllrs had no objection in principle. However, wished to raise the following:

- No attempt to demonstrate conformity with Marden Neighbourhood Plan;
- The lack of surface water drainage information;
- The lack of information on the permeability of drainage in the courtyard including runoff from the roof that cannot be accommodated in the water butts.

Therefore, Cllrs recommended that the application is not decided until additional information is provided and MPC reserve the right to further comment.

24/500374/FULL – 5 Challenger Way, Marden

Part conversion of garage to habitable space.

Cllrs are normally cautious about recommending garage conversions. However, in this case there are two off road parking spaces in front of the garage and therefore Cllrs raised no objection.

24/500450/FULL – Land Rear of Albion House, Albion Road, Marden

Demolition of existing detached garage and erection of a detached 2 bedroom dwelling with associated parking and landscaping

Cllrs viewed the application and whilst the planning statement makes reference to Marden Neighbourhood Plan Policies NE3 and BE3 there is no evidence provided to demonstrate conformity. Cllrs note that no mention is made of Marden Neighbourhood Plan Policy NE1 Surface Water Management as there is a concern in the increase of the overall impermeable areas of the building roof and the hardstanding.

Although Marden Neighbourhood Plan Policy NE4 is not referenced it is noted that the applicant wishes biodiversity to be conditioned.

Therefore, Cllrs raised no objection in principle and wish to propose that the other policy matters raised above should be addressed through suitable conditions if MBC are minded to approve.

LISTED BUILDING CONSENT

24/500516/LBC – Pond Oast, Tanner Farm, Goudhurst Road, Marden

Listed Building Consent for the installation of central heating flue to the garage.

Cllrs raised no objection.

OTHER APPLICATIONS

24/500391/LDLB – Willows, Sheephurst Lane, Marden

Certificate of Lawfulness for proposed works to a Listed Building for essential repairs to ground floor timber frame and replacement of associated render infill panels.

Cllrs raised no objection subject to the Conservation Officer's approval.

202/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications received outside of Marden parish.

203/24 MBC DECISIONS & APPEALS

Decisions

23/502270/FULL – Beech Depot, Sheephurst Lane, Marden

Conversion of a commercial storage building to form six dwellings to include associated building works and access improvements (as previously approved under 17/506063/FULL).

MPC: Refused

MBC: Refused

23/505547/LAWPRO – Tutsham House, Howland Road, Marden

Lawful Development Certificate for proposed garage conversion and alterations.

MPC: Noted

MBC: Refused

23/505565/PNQCLA – The Nurseries, Staplehurst Road, Marden

Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. dwellinghouse and associated operation development. For its prior

approval to: - Transport and Highways impacts of the development. – Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

MPC: Noted

MBC: Refused prior notification

23/505620/LBC – Thorn Farmhouse, Marden Thorn, Marden

Listed Building Consent for the internal repairs and new supporting column/post to existing stressed ground floor beam and new bracket at junction of stair trimmers.

MPC: No Objection.

MBC: Granted

24/500099/SUB – Bridgelands Cottage, High Street, Marden

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

22/504246/FULL

MPC: Noted

MBC: Approved

Decisions outside Marden Parish

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

Appeals

22/501335/FULL – Land north of Little Cheveney Farm, Sheephurst Lane, Marden (Collier Street Parish) (Appeal reference: APP/U2235/W/23/3321094)

Installation of a renewable energy led generating station comprising of ground-mounted solar arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

Appeal allowed.

23/500830/FULL – Storage Barn, Admiral Way, Marden

Removal of existing storage barn and erection of 1 detached three bedroom dwelling with associated parking and landscaping (Resubmission of 22/505439/FULL).

Noted.

204/24 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllr Turner attended the Planning Committee on 15th March when Reed Court Farm application was on the agenda. However, an urgent update had been made to request that this was withdrawn from the meeting until further information was available. This was agreed by the Committee and would be put on another agenda at the earliest opportunity when details would be provided.

The next MBC Planning Committee meeting is on 21st March 2024.

Maidstone Borough Council Local Plan

Details on the latest updates regarding the review can be seen on MBC's website: [Local Plan Review - Examination - MBC Local Plan \(maidstone.gov.uk\)](https://www.maidstone.gov.uk/local-plan-review-examination)

205/24 MARDEN NEIGHBOURHOOD PLAN

MBC response to Marden Neighbourhood Plan had been received and this would be discussed in more detail at the next Planning Committee meeting.

206/24 INVOICES FOR PAYMENT:

The following invoices for payment were submitted to the meeting:

Cloudy IT – Domain Name Migration - £300.00

KALC – Planning Conference x 2 - £168.00

Rams Hill Mowers – Machinery service - £288.00

Cloudy IT – Cllr Emails/Microsoft 365 - £933.00

TOTAL: £2,384.00

Cllrs agreed payment and Cllrs Adam 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:

21.05: Member of the public left the meeting.

207/24 ENFORCEMENT

New/Reported Alleged Enforcement

The Clerk reported on an ongoing alleged planning breach that MBC were aware of.

MBC Update on Enforcement

No updates received.

There being no further business the meeting closed at 21.11pm

Signed:

Date:

Cllr Turner, Chairman, Marden Planning Committee
Marden Parish Council, Parish Office, Goudhurst Road, Marden
01622 832305 / 07376 287981 // www.mardenkent-pc.gov.uk