



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 7TH JUNE 2022 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

015/22 PRESENT:

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

016/22 APOLOGIES:

There were no apologies received.

017/22 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 17th May 2022 were agreed and signed as a true record.

018/22 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest

Granting of Dispensation

There were no requests for granting of dispensation

019/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Two members of the public were in attendance for item 020/22 (22/502362/FULL). The Chairman, with Cllrs agreement, brought this application to the beginning of item 020/22.

020/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH

22/502362/FULL – Bridgeland House, High Street

Replacement of existing softwood windows with upvc windows

Cllrs raised no objection to the application although noted that the rear dormers were not visible in the side elevation plans.

19.37 Members of the public left the meeting.

22/502174/ADV – Kent Mart, Church Green

Advertisement consent for 6 fascia boards including external lighting

Cllrs raised no objection to the advertisements proposed but referred to Marden Neighbourhood Plan Policy E3 (Business Signage). Cllrs would want to see it conditioned that the lighting should conform to this policy in that it should only be illuminated during the opening hours of the business.

22/502193/FULL – Roughlands Barn, Goudhurst Road

The addition of 17 solar panels to the south facing roof of the free-standing garage block

Cllrs raised no objection. However, Cllrs did ask for clarification as to why planning permission was required on a domestic property.

22/502207/FULL – The Cowshed, Allingham Farm, Summerhill Road

Section 73 – Application for minor material amendment to approved plans condition 2 (to include 3 dormers to north elevation, a bird box to roof ridge, and to extend roof over 2 entrance doors to provide shelter) pursuant to 21/505842/FULL for conversion of existing dwelling into two dwellings with internal and external alterations including a single storey extension and replacement of existing roof.

No objection

22/502408/FULL – Reed Court Barn, Hunton Road

Erection of a swimming pool building (resubmission of 21/500901/FULL)

Cllrs reiterated their same response as previous application 21/500901/FULL.

Cllrs also raised that the new location would be overbearing from the street scene and would obscure the view of the listed building from Hunton Road. Cllrs therefore recommend refusal of the application.

If MBC are minded to approve, Cllrs would want to see it conditioned for private use only and further landscaping being introduced to mitigate the impact on neighbouring properties.

22/502481/FULL – The Grange, Maidstone Road

Installation of 40 panel ground-mounted solar array.

Cllrs raised no objection subject to it being conditioned that landscape screening is provided and/or maintained around the site perimeter and a set period of permission be granted to the application.

22/502654/PNEXT – 3 Grimwood Cottages, Howland Road

Prior notification for a proposed single storey rear extension which: A) Extends by 4.00 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.00 metres from the natural ground level. C) Has a height of 1.92 metres at the eaves from the natural ground level

Cllrs noted application but did not wish to comment.

021/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No planning applications received which are relevant to Marden.

022/22 MBC DECISIONS & APPEALS**Decisions**

22/500901/FULL – Maple Lodge, Goudhurst Road

Demolition of existing rear store and erection of a single storey rear extension

MPC: No objection

MBC: Granted

22/501145/FULL – 4 Reader Drive

Demolition of 2.1m high boundary brick wall and erection of new 2.1m high boundary brick wall

MPC: Refused

MBC: Refused

22/501453/FULL – Willows Business Park, Pattenden Lane

Internal alterations and change of use of existing gym, warehouse and offices to provide extended gym (Class E), office space and mezzanine storage

MPC: No objection

MBC: Granted

22/501505/FULL – 2 Little Pattenden Cottages, Pattenden Lane

Erection of a part two-storey, part single storey rear and side extension to provide improved access to ground and first floors of dwelling, together with erection of double garage/cart lodge building.

MPC: No objection

MBC: Granted

22/5017465/FULL – Franks Barn, Blue House, Battle Lane

Conversion of barn to three-bedroom dwelling, including provision of parking/turning area and erection of detached 2-bay garage

MPC: Refused

MBC: Refused

22/501779/FULL – 2 Blue House Cottages, Battle Lane

Erection of a conservatory to rear, removal of existing shed and erection of a two-storey garage

MPC: No objection

MBC: Refused

Decisions outside Marden Parish

No decisions received from MBC

No appeals received

MBC Planning Committee

The next Planning Committee is 23rd June 2022

023/22 OTHER PLANNING ISSUES:

Maidstone Borough Council Local Plan

Local Plan is still with the planning inspectorate and no further updates had been received.

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

Changed its name to Planning and Infrastructure Policy Advisory Committee

The next meeting is 8th June 2022

MPC - Assets of Community Value

Cllr Boswell would review and update the document and circulate to Cllrs.

024/22 MARDEN NEIGHBOURHOOD PLAN

Meeting planned for 25th June at 9.30am. The Clerk would provide spreadsheets of all the responses from the Open Day to all Cllrs. The Clerk was asked to book the John Banks Hall and invite the residents who had expressed an interest in taking part in the review.

025/22 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Rialtas Business Solutions – Annual subscription financial software - £154.80

Albany Funerals – refund of over payment for burial - £285.00

Matthew O'Rourke – first responder for 4/6/22 - £250.00

Graham Carey – Grounds Maintenance - £600.00

Marden Memorial Hall – office rent, refuse, cleaning, hall hire - £567.35

Alison Hooker – Jubilee supplies and advertising - £253.25

HMRC – April PAYE/NIC - £1,561.70

Employees – June Salaries - £5,620.63

Total: £9,292.73

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

There were no Part II Confidential items.

026/22 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

No new reports, or updates, had been received

There being no further business the meeting closed at 8.54pm

Date: 21st June 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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