



**MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 1<sup>ST</sup> JUNE 2021 HELD IN THE JOHN BANKS HALL, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM.**

**014/21 PRESENT**

Cllrs Adam, Boswell, Newton, Robertson, Stevens, Tippen and Turner (in the Chair) were present. The Clerk, Borough Councillor Claudine Russell and six members of the public were also in attendance.

**015/21 APOLOGIES**

Cllr Gibson had given her apologies.

**016/21 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES**

The Minutes of the previous meeting held on 18<sup>th</sup> May 2021 were agreed and signed as a true record.

Cllrs agreed that the minutes from previous Committee minutes held virtually would be signed by the outgoing Chairman.

RESOLVED that Cllr Stevens sign Planning Committee minutes for 17<sup>th</sup> March 2020, 2<sup>nd</sup> and 16<sup>th</sup> February, 2<sup>nd</sup> and 16<sup>th</sup> March and 20<sup>th</sup> April 2021.

**017/21 CLLR INFORMATION**

**Declarations of Interest**

There were no declarations of interest.

**Changes to Cllrs Register of Interest**

There were no changes to Cllrs Registers of Interest.

**Granting for Dispensation**

There were no requests for dispensation of any item in these minutes.

**018/21 ELECTION OF VICE-CHAIRMAN**

Cllr Tippen proposed, and Cllr Boswell seconded, that Cllr Adam be elected as Vice-Chairman for the forthcoming year.

RESOLVED that Cllr Adam be elected as Vice-Chairman of the Planning Committee for the Council year 2021/22.

**019/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

Members of the public wished to speak on item 023/21 (Copper Lane, Marden).

Borough Councillor Russell wished to speak on item 020/21 (Kingfisher Lodge, Hunton Road) and 023/21 (Copper Lane, Marden)

The Chairman proposed, and all Cllrs agreed, that this item be brought forward to be discussed.

**023/21 OTHER PLANNING ISSUES**

**Copper Lane, Marden**

Residents surrounding an area of private land used for motorbikes had contacted the Parish Council on many occasions regarding the anti-social behaviour. This had, in turn, been reported to Kent Police, MBC Enforcement and MBC Community Protection Team (noise).

The Chairman adjourned the meeting for the residents to speak to the Cllrs:

*See Appendix A for comments raised by residents.*

Borough Cllr Russell had spoken to Maidstone Borough Council and reported that the noise abatement case was still open and the Enforcement Officer was due to visit the site again but required more evidence. Borough Cllr Russell was happy to co-ordinate information from residents to report back to MBC. Borough Cllr would also raise with MBC regarding the acceptance of videos as evidence.

Member of the public stated that MBC be asked to serve an Article 4 direction which will take away permitted development rights after 28 days.

The meeting was reconvened for Cllrs to discuss:

Cllr Adam stated that the PROW response was technically correct if the field could still be crossed by walkers. However, anyone finding the route obstructed or suffering intimidation should report to KCC as this will build a case for them to view the situation.

Cllrs, after hearing from the residents, agreed to write a letter and send to MBC Head of Planning and Head of Environmental Health with copies to Alison Broom (MBC), Borough Councillors and County Councillor Parfitt-Reid.

RESOLVED that the Clerk draft and send a letter to those listed above and an item be placed in the next edition of MPC's newsletter regarding PROW problem reporting.

*8.01pm – Four members of the public left the meeting.*

## **020/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

### 21/501609/LDCEX – Kingfisher Lodge, Hunton Road

Lawful Development Certificate to establish the existing use of the building as a single dwelling.

Borough Cllr Russell had been contacted by the resident and brought this application to the attention of the Parish Council. This dwelling was originally a very small overnight building for lake fishing, over several years it has grown to what it now on the site. MBC Enforcement had been involved but no action taken as it was felt to be used by a person looking after sheep.

Although not statutory consultees Cllrs viewed the application and felt that there was a lack of evidence to support the application: is it being used for commercial fishing; lack of evidence of building having been lived in for over 4 years and should planning permission have been sought for change of use on the development or for recent changes to the building even if the original use is found to be lawful.

### 21/501942/FULL – Little Cornwells, Goudhurst Road

Demolition of conservatory and garage. Erection of two storey side extensions and creation of a new access.

Cllrs viewed the application and it was not clear what the area outlined in blue was defined as as part of the planned extension was in this blue boundary. Cllrs felt the extension was overlarge and detrimental to the open countryside.

RESOLVED that Cllrs recommend refusal in that it was an overlarge and inappropriate development in the open countryside contrary to Maidstone Borough Council Local Plan Policy SP17.

### 21/502451/FULL – 3 Howland Cottages, Howland Road

Erection of a first floor rear extension

After viewing the application Cllrs were concerned on the impact on the amenity of No 2 Howland Cottages from the 1<sup>st</sup> floor extension.

RESOLVED that Cllrs recommend refusal as extension was contrary to Marden Neighbourhood Plan Policy BE2.

21/502492/FULL – Hoggies Oast, Hunton Road

Erection of a second floor extension to connect oast to main dwelling, including installation of new conservation rooflight to side.

After viewing the application Cllrs, in principle, had no objection to the extension but felt that the conservation roof light in the kiln roof was detrimental to the character of the building as an undesignated heritage asset.

RESOLVED that Cllrs recommend refusal as contrary to Maidstone Borough Council Local Plan Policy DM4 and Marden Neighbourhood Plan Policy BE4.

8.30pm *Two members of the public left the meeting.*

21/502596/LBC – Thorn Cottage, Thorn Road

Listed building consent to insertion of 5 replacement slim double glazed painted timber windows.

RESOLVED that Cllrs raised no objection provided that the Conservation Officer was in agreement with the joinery details.

21/502647/SUB – Golden Hill Nurseries, Goudhurst Road

Submission of details pursuant to Condition 3 (Landscape Scheme), Condition 5 (Details of Materials), Condition 7 (proposed slab levels and existing site levels) and Condition 9 (Biodiversity Enhancement) of application 21/500424/FULL

Cllrs noted application but did not wish to comment.

21/502648/SUB – Golden Hill Nurseries, Goudhurst Road

Submission of details pursuant to Condition 5 (Biodiversity) in relation to Planning Permission 21/500456/FULL.

Cllrs noted application but did not wish to comment.

**021/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**21/501982/ FULL – Whiteacres, Marden Road, Staplehurst

Change of use of land for the siting of 2 additional static mobile homes for occupancy by Gypsy family, including access, parking, landscaping and associated works.

Cllrs noted application but did not wish to comment.

**022/21 MBC DECISIONS & APPEALS****Decisions**21/500079/FULL – 3 Clover Drive

Erection of a pre-built summer house in rear of garden (retrospective)

MBC – Granted approval

21/501047/LBC – Mill Farmhouse, Hunton Road

Listed Building Consent for repair and refurbishment of existing roof to include new felt waterproofing layer.

MBC – Granted approval

21/501189/FULL – Mill Bush House, Maidstone Road

Removal of roof over living room, kitchen and utility, and erection of replacement part double pitched, part flat roof, including insertion of 3 rooflights, 1 roof lantern and alterations to fenestration.

MBC – Granted approval.

21/501208/FULL – Southon House, Maidstone Road

Erection of a single storey timber conservatory to rear.

MBC – Granted approval.

21/501586/FULL – The Parsonage, Land East of Goudhurst Road

Erection of a new access gate within the existing boundary wall and creation of a driveway (resubmission of 20/505752/FULL)

MBC – Granted approval

**Decisions outside Marden Parish**

No decisions relating to planning outside Marden Parish.

**Appeals**

No appeals received.

**MBC Planning Committee**

The next MBC Planning Committee meeting had been scheduled for 24<sup>th</sup> June. The agenda would be published the week prior to the meeting.

**023/21 OTHER PLANNING ISSUES:****Maidstone Borough Council Local Plan**

No further information had been received.

**MBC Strategic Planning and Infrastructure (SPI) Committee Meetings**

The next meeting of the SPI Committee was due to be held on 8<sup>th</sup> June 2021.

**Copper Lane, Marden**

See item earlier in the minutes.

**024/21 INVOICES FOR PAYMENT:****Electronic Payments**

Employees/HMRC – June Salaries and PAYE/NIC - £6,587.23

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

The Chairman then read out the following statement:

I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 160, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:

**025/21 ENFORCEMENT**

There were no enforcement information to be reported.

There being no further business the meeting closed at 8.53pm

Date:

Signed:

Cllr A Turner

Planning Chairman

Marden Parish Council

Parish Office

Goudhurst Road Marden

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## APPENDIX 1

**MARDEN PARISH COUNCIL  
PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2021**

**023/21 OTHER PLANNING ISSUES:**

**Copper Lane, Marden**

Concern from residents of noise and use of agricultural land by motorbikes.

Ongoing problem with motorbikes on the field off Copper Lane and adjacent to Stone Pit Farm.

There had been 24+ occasions of motorbikes using the field as a track. The track had been created by a digger with jumps etc.

The land was in private ownership with the owner known to residents.

Maidstone Borough Council Planning Enforcement and Community Protection Team had both been informed by residents and the Parish Council but no action was being taken other than a letter being sent to the owner.

Kent County Council PROW Officer had been contacted but had closed the case as people could still access the PROW when motorbikes were on the field.

Agencies had engaged with residents but because several officers are dealing with it information had not been passed between them so the full details and times/dates are not being amalgamated and looked at as one whole issue.

Residents would appreciate assistance and support from the Parish Council.

Noise can be heard as far away as Roundel Way.

An acoustic report had been undertaken by an independent company which had been financed by the residents. On the day of the survey being taken the statutory noise was 77dB – on Bank Holiday Monday it reached 87dB.

Activity continued over the three days of the Bank Holiday weekend.

One lived 25m from door to track and the noise and dust was having a detrimental impact on health and use of outdoor space.

23 unique registration numbers had been taken over several weeks.

28 residents live within 80m of the track with a further 230 houses within 150m.

Total of 116 hours disruption has been recorded by residents.

Residents have tried to speak with users – some are friendly and some are not.

It is not just verbal intimidation but noise and dust issues.

Feel it is now a commercial concern not just friends and family using the site.

One resident has a spreadsheet of all details including photos and videos.

Concerned that MBC Community Protection Team will not accept videos as evidence.

MBC will not visit weekends and bank holidays – which is a concern as this is when the motorbikes are on the field.

Several walkers have been seen to turn round and not use the PROW across the field if motorbikes are on site.

Asked if MPC could place an item in the newsletter regarding general PROW use and how to report if any problems arise.