



DRAFT MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 21ST FEBRUARY 2023 IN THE PARISH COUNCIL MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

170/23 PRESENT:

Cllrs Adam, Boswell, Burton, Gibson, Robertson, Tippen and Turner (in the Chair). Cllr Besant and the Clerk were also in attendance.

171/23 APOLOGIES:

Cllr Newton had given his apologies.

172/23 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 31st January 2023 were agreed and signed as a true record.

173/23 CLLR INFORMATION

Declarations of Interest

Cllr Turner declared an interest in 173/23 (The Old Station House application) as he was a neighbour of the property.

Cllr Boswell declared an interest in 173/23 (5 Barnes Walk application) as a resident and neighbour.

Cllrs wished it minuted that the applicant for 22/505968 was a Parish Councillor but had not lobbied any of the Planning Committee Cllrs.

Granting of Dispensation

There were no requests for dispensation.

174/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

175/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH

22/505968/FULL – The Old Station House, Church Green, Marden

Demolition of existing garage and store. Erection of a replacement garage and store with first floor Annex ancillary to the main dwelling house.

Amended Plans received

Cllrs viewed the amended plans and raised no objection as it reflects the same proposal as that previously agreed under planning application 20/500485/FULL at which time Cllrs raised no objection.

23/500514/NMAMD – Staplehurst Transits, Staplehurst Road, Marden

Replacement and relocation of fuel tank

Cllrs raised no objection.

23/500523/FULL – 5 Barnes Walk, Marden

Erection of a single storey side/rear extension.

Cllrs raised no objection.

176/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There were no planning applications received outside of Marden Parish.

177/23 MBC DECISIONS & APPEALS**Decisions**

Decisions received from MBC:

22/505765/FULL – Bramling House, Battle Lane, Marden

Erection of a single storey and infill rear extension including changes to fenestration

MPC: No objection

MBC: Granted

22/505829/FULL – Mount Pleasant House, Maidstone Road, Marden

Demolition of existing conservatory and erection of a new single storey extension

MPC: No objection

MBC: Granted

22/505935/PNQCLA – Thorn Farm, Marden Thorn, Marden

Prior notification for the change of use of agricultural building to 1 dwelling.

MPC: Noted

MBC: Refused

Decisions outside Marden Parish

No decisions received for applications outside of Marden parish.

Appeals

New appeal application received for 22/501746/FULL - Franks Barn, Blue House, Battle Lane, Marden. Cllrs did not wish to make any further comment.

MBC Planning Committee

The next MBC Planning Committee meeting is 23rd February 2023.

178/23 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan**

Details on the latest updates regarding the review can be seen on MBC's website. The second stage hearings start in May 2023. The site in Marden will be discussed in week 1 (indicative start date of w/c 15th May). Cllrs discussed as to whether MPC should attend and speak. It was agreed that at this moment in time a verbal representation would not be made as there was nothing more to add to MPC's detailed written representation sent previously.

MBC Planning and Infrastructure Policy Advisory Committee Meetings

Next meeting 20th February 2023. One of the items listed was the Gypsy, Traveller and Showpeople SPG. This was due for consultation from 28th February and the Clerk would add to the next Planning Agenda.

Marden PC Policy Review:

Cllrs viewed, and discussed, the Planning Policies at a working group on 7th February. These had been recirculated. Cllrs agreed the amendments, and the planning policies would be put to the March Full Council.

Planning Terms of Reference

Cllrs consider the Terms of Reference for the Planning Committee. This was agreed and would be put before the March Full Council.

Marden – Assets of Community Value

Cllrs discussed this at the working group on 7th February and at the current time no further amendments would be made.

Department of Levelling Up, Housing and Communities – NPPF Consultation

Cllr Boswell had circulated NALC draft summary response prior to the meeting and Cllr Besant gave a brief update on what was included. After discussion Cllrs noted the content but did not wish to comment.

179/23 MARDEN NEIGHBOURHOOD PLAN

Next meeting to be held on 4th March 2023.

180/23 INVOICES FOR PAYMENT:

There were no invoices presented for payment.

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:

181/23 ENFORCEMENT

New/Reported Alleged Enforcement

The Clerk had reported the alleged breaches raised at a previous meeting.

MBC Update on Enforcement

No updates received.

There being no further business the meeting closed at 8.40pm

Date:

Signed:

Cllr Turner, Chairman, Marden Planning Committee
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