



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 5<sup>TH</sup> JULY 2022 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL  
HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

**038/22 PRESENT:**

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

**039/22 APOLOGIES:**

Apologies were received from Cllr Tippen and the Clerk.

In the Clerk's absence the Deputy Clerk took the minutes.

**040/22 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 21<sup>st</sup> June 2022 were agreed and signed as a true record.

**041/22 CLLR INFORMATION**

**Declarations of Interest**

There were no declarations of interest

**Granting of Dispensation**

There were no requests for granting of dispensation

**042/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

There were two members of the public in attendance and wished to speak on item 043/22 22/502989/FULL – Beech Barn, Sheephurst Lane. The Chairman proposed, with the agreement of Cllrs, to move this item to be the next item to be discussed.

**043/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**22/502989/FULL – Beech Barn, Sheephurst Lane**

Erection of a single storey outbuilding for use as a combined office and gym (retrospective revised scheme to 20/502125/FULL)

After discussing the application Cllrs raised no objection to the proposed plans. However, they recommended, if MBC were minded to approve, that in order to protect the setting of a listed building and the amenity of the neighbouring residence, a condition should be applied that it only be used for domestic purposes directly associated with the main residential dwelling. Any other use would not conform to the Maidstone Borough Council Local Plan Policies DM4 and DM11 and Marden Neighbourhood Plan Policy BE2 Residential Amenity.

*20.05 Two members of public left the meeting*

**22/502524/FULL – The Round House, Marden Thorn**

Creation of an access

Cllrs raised no objection, in principle, but recommended that the application be amended so that the red line encompasses the proposed wildflower meadow mitigation area and the proposed hedgerow planting and that any approval be conditioned on those mitigation measures being implemented.

**22/502824/FULL – Pond Cottage, Maidstone Road**

Erection of a two storey extension

Cllrs raised no objection, in principle, and accepted that the application reference 19/501651 had already been granted. However, the current proposed design, specifically the rear

elevation does not conform to the Local Plan Policy DM30 and the Marden Neighbourhood Plan Policy BE1 due to its overall appearance and impact on the open countryside.

**044/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No applications had been received for outside of Marden Parish.

**045/22 MBC DECISIONS & APPEALS**

**Decisions**

22/500274/SUB – Marden Cricket and Hockey Club (Russet Grove), Stanley Road

MPC: Noted

MBC: Approved

22/501763/FULL – Poachers Keep, Howland Road

MPC: No objection

MBC: Granted

**Decisions outside Marden Parish**

No decision received outside of Marden Parish

**Appeals**

No appeal information received

**MBC Planning Committee**

Next meeting of MBC Planning Committee is due to be held on 21<sup>st</sup> July 2022. It is not known, at the time of MPC's Planning meeting, whether the following item would be on the agenda

**20/505751/EIFUL – Reed Court Farm, Hunton Road**

Erection of a new free-range egg farm consisting of 3 hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works.

It was unclear at the time of the meeting whether this application was due to be heard at the MBC Planning Committee on 21<sup>st</sup> July. Therefore, Cllrs agreed to defer until further information was available.

**046/22 OTHER PLANNING ISSUES:**

**Maidstone Borough Council Local Plan**

It was noted that updates on the Local Plan review process were available on MBC website.

**MBC Planning and Infrastructure Policy Advisory Committee Meetings**

Next meeting scheduled for 6<sup>th</sup> July

**047/22 MARDEN NEIGHBOURHOOD PLAN**

A meeting was held on Saturday 25<sup>th</sup> June when the responses from the Open Day were discussed. A further meeting has been arranged for 23<sup>rd</sup> July.

**048/22 INVOICES FOR PAYMENT:**

**Electronic Payments**

The following invoices were submitted for payment:

RJP Window Cleaning – Toilet Cleaning - £665.00

Hop Press – Newsletter printing - £1,296.00

Castle Water – toilet water supply - £8.07

Alison Hooker – Zoom subscription - £178.47

Community Heartbeat – Adult pads for defib - £60.00

Employees – July salaries - £5,811.95

Viking – toilet/office supplies - £84.22

Total: £8,103.71

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

**Cheque Payment**

Terry Standen – preparation of ashes plots x 2 - £90.00

Payment agreed and cheque signed by three Cllrs.

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:**

There were no members of the public still in attendance to be asked to leave the meeting.

**049/22 ENFORCEMENT**

**New/Reported Alleged Enforcement**

One new alleged breach of planning had been reported to the Clerk. Cllrs agreed for the Clerk to submit to MBC Enforcement.

**MBC Update on Enforcement**

No updates had been received from MBC

There being no further business the meeting closed at 20.42.

Date: 19<sup>th</sup> July 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee  
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