



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 17TH OCTOBER 2023 IN THE MAIN HALL, MARDEN MEMORIAL
HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 8.55PM**

112/23 PRESENT:

Cllrs Adam, Boswell, Gibson, Newton, Robertson, Tippen and Turner (in the chair). Cllrs Rabot and Summersgill together with the Clerk was also in attendance.

113/23 APOLOGIES:

Apologies were received from Cllr Besant.

114/23 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 19th September 2023 were agreed and signed as a true record. There was no meeting held on 3rd October 2023.

115/23 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

116/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

117/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

23/504285/FULL – Land South of Sherenden Lane, Marden

Creation of 3 nature conservation ponds for Great Crested Newts under Natural England's District Level Licensing Scheme

Cllrs support this application but wished Pond 1 to be relocated as to not affect PROW KM264.

LISTED BUILDING CONSENT

23/504124/LBC – Pond Oast, Tanner Farm, Goudhurst Road, Marden

Listed Building Consent for installation of boiler with external flue (works completed).

This application was discussed at Full Council and a response had been sent back from MBC.

23/503918/LBC – The Bridge House, High Street, Marden

Listed Building Consent for internal and external alterations including replacement of gas fired boiler heating system. Re-configure existing first floor bathroom with two ensuite bathrooms. Install new kitchen units and worktops into existing kitchen space. Re-wire Bridge House together with additional internal lighting and power sockets. Re-furbish existing external joiner and modify drainage to accommodate wastewater.

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

TREE PRESERVATION ORDERS

23/504485/TPOA – Bramley Court, Marden

TPO application to reduce three Ash (T67, T68, T69) to a height of 10m and 3m width

Cllrs had no objection subject to MBC's Tree Officer's approval.

118/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There were no applications received for outside of Marden.

119/23 MBC DECISIONS & APPEALS**Decisions**

The following decisions were received from MBC:

23/503569/FULL – Chain Dene, Tilden Lane, Marden

Demolition of garage, carport and workshop. Erection of detached car port with store and plant room. Erection of single storey side orangery extension, two storey side and rear extensions, creation of first floor with dormers, rooflights and rear balcony, internal alterations and 2 front porch canopies.

Withdrawn.

23/503688/LBC – Mill Farm House, Hunton Road, Marden

Listed Building Consent for internal and external alterations and repairs including erection of a link-to bake house single storey rear extension.

MPC: Refused but not to go to Committee

MBC: Granted

23/503687/FULL – Mill Farm House, Hunton Road, Marden

Converting the existing bake house into a kitchen with the erection of a link-to main dwelling single storey extension.

MPC: Refused but not to go to Committee

MBC: Granted

23/503749/SUB – Manor House, Albion Road, Marden

Submission of details to discharge condition 2 (external materials) of planning application

23/501693/FULL

MPC: Noted

MBC: Approved

Decisions outside Marden Parish

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

Appeals

22/501761/FULL - Marden Sports Club, Maidstone Road, Marden

Erection of two floodlit padel tennis courts, one with canopy,

Appeal allowed.

120/23 OTHER PLANNING ISSUES:**MBC Planning Committee**

The next MBC Planning Committee meeting is on 19th October 2023 when the following is listed on the agenda.

21/50314/FULL – Marden Sports Club, Maidstone Road, Marden

Erection of 8 full masts and 4 lower masts floodlighting to serve the sports pitches.

Cllrs discussed the result of the previous appeal (see above). Cllrs, therefore, agreed, after taking on board paragraph 6.18-6.24 in the Committee report that MPC's previous request to put this before MBC Planning Committee be withdrawn. The Clerk was asked to contact the Committee Clerk informing them of MPC's decision.

Maidstone Borough Council Local Plan Review

Main Modifications Consultation

Sustainability Appraisal Addendum

Habitats Regulation Assessment Addendum

The Clerk had sent a document to Cllrs regarding the proposed amendments. Cllrs were asked to review this and report to the next Planning Committee on 7th November when a response would be formulated to send back prior to the closing dated of 13th November. Details on the latest updates regarding the review can be seen on MBC's website.

Assets of Community Value (ACV)

Meeting arranged for 7th November prior to Planning Committee meeting.

Conservation Area Meeting

An update was given at Full Council and the Clerk was in contact with the Conservation Officer regarding further documentation.

121/23 MARDEN NEIGHBOURHOOD PLAN

No information had been received from MBC.

122/23 INVOICES FOR PAYMENT:

There were no invoices for payment.

The Chairman 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:

Cllrs Rabot and Summersgill left the meeting for the following item.

123/23 ENFORCEMENT**New/Reported Alleged Enforcement**

A new alleged enforcement was raised. The Clerk would take this up with MBC.

MBC Update on Enforcement

No updates had been received.

There being no further business the meeting closed at 9.11pm+

Date: 7th November 2023.

Signed:

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