



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 15<sup>TH</sup> NOVEMBER 2022 IN THE PARISH OFFICE MEETING ROOM,  
MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT  
7.30PM**

**122/22 PRESENT:**

Cllrs Boswell, Newton, Robertson, Tippen and Turner (in the chair) were present. The Deputy Clerk and two members of the public were also in attendance.

**123/22 APOLOGIES:**

Cllrs Adam, Gibson and Burton together with the Clerk had given their apologies.

In the absence of the Clerk the Deputy Clerk attended to take minutes.

**124/22 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 1<sup>st</sup> November 2022 were agreed and signed as a true record.

**125/22 CLLR INFORMATION**

**Declarations of Interest**

There were no declarations of interest.

**Granting of Dispensation**

There were no requests for granting of dispensation.

**126/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

Both members of the public were in attendance for item 127/22 (20/505751/EIFUL) and wished to speak.

The Chairman proposed, and Cllrs agreed, that this item be discussed next:

**127/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

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

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.

*Additional information received*

The members of the public from the We Love Chainhurst group provided Cllrs with an update (see Appendix 1 of these minutes). Cllrs discussed the additional information supplied.

However, noted that this information was not in the public domain and Marden Parish Council has not been formally notified as a statutory consultant, therefore would request that MBC confirm a formal date for a response and ask when the documents will appear on the Planning Portal. Cllrs requested that this planning application be added to the next Planning Committee Meeting on 6<sup>th</sup> December for further discussion.

*20.14 – Members of the public left the meeting.*

**22/504677/FULL – Mountain Barn, Marden Road, Marden**

Erection of a single storey rear extension and link structure. Reconfiguration of existing patio area.

**22/504678/LBC – Mountain Barn, Marden Road, Marden**

Listed building consent for internal/external alterations including removal of external to facilitate the erection of a single storey rear extension with roof lights and a linked to structure and reconfiguration of existing patio area.

Both of these two applications were discussed together by Cllrs.

Cllrs recommended refusal on both applications due the excessive harm to the character of the listed building by virtue of the proposed ground floor extension linking to the catslide roof.

The proposal will change and alter the inherent style and setting of the listed building contrary to Marden Neighbourhood Plan policy BE1.

**22/504688/TPOA – Bramley Court, Marden**

TPO application to crown reduce one Ash to height of 13.5m. Remove deadwood 25mm and greater; crown reduce one Ash to height of 14m. Reduce deadwood 25mm and greater; crown reduce one Ash to height of 13.5m. Remove deadwood 25mm and greater; crown reduce one Maple to balance crown, leaving height of 18m, and side growth towards residential area, a finish of 1.5m.

Cllrs noted.

**22/504826/FULL – Mountain Farmhouse, Marden Road, Marden**

Installation of ground based solar panels

Cllrs raised no objection.

**22/505179/MOD106 – Land to the North of Howland Road, Marden**

Modification of Planning Obligation under reference MA/13/1291 to amend the affordable housing tenure split to change 1 shared ownership unit to an affordable rental unit.

Cllrs noted.

**22/505237/PNQCLA – Grene Trest, Goudhurst Road, Marden**

Prior notification for the change of use of agricultural building to 1 dwelling house and associated operation development. For its prior approval to Transport and Highways impact of the development; noise impact of the development; contamination risks on the site; flooding risks on the site; whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwelling house); design and external appearance impacts on the building and provision of adequate natural light in all habitable rooms of the dwelling house.

Cllrs raised no objection.

**22/504918/FULL – 1 Old Pond Cottage, Howland Road, Marden**

Erection of a single storey rear extension

Cllrs raised no objection.

**128/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No applications had been received which were outside of Marden parish

**129/22 MBC DECISIONS & APPEALS****Decisions**

The following decisions had been received from MBC since the last meeting:

22/503495/FULL – Spring Grove House, Spring Grove, Goudhurst Road, Marden

Installation of 10 ground mounted solar panels

MPC: No objection

MBC: Granted

22/504232/FULL – The Grange, Maidstone Road, Marden

Application for minor material amendment to approved plans condition 2 (to allow change of building for storage of ancillary equipment) pursuant to 22/502481/FULL for installation of 40 panel ground mounted solar array

MPC: No objection

MBC: Granted

22/504246/FULL – Bridgelands Cottage, High Street, Marden

Erection of a single storey rear extension

MPC: No objection

MBC: Granted

22/504257/FULL – 1 Rose Villas, Goudhurst Road, Marden

Erection of single storey rear and side extensions (revised scheme to 21/501509/FULL)

MPC: No objection

MBC: Granted

22/504399/FULL – 6 Pioneer Avenue, Marden

Erection of a single storey rear extension

MPC: No objection

MBC: Granted

### **Decisions outside Marden Parish**

The following decision was received from MBC:

22/501335/FULL – Land North of Little Cheveney Farm, Sheephurst Lane, Marden (Collier Street Parish)

Installation of a renewable energy led generating station comprising of ground-mounted solar PV arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

MPC: Comments (mainly referring to traffic flow/highways)

MBC: Refused

### **Appeals**

No new appeal information had been received.

### **MBC Planning Committee**

The next MBC Planning Committee meeting is 24<sup>th</sup> November 2022.

Planning application which could possibly be listed on the agenda is:

22/503914/FULL; Staplehurst Transits, Staplehurst Road (dwelling house)

Cllrs discussed MPC attendance at this meeting and agreed that Cllr Turner would attend and he would draft a statement based on the comments previously submitted which would be circulated to other Cllrs.

### **130/22 OTHER PLANNING ISSUES:**

#### **Maidstone Borough Council Local Plan**

Details on the latest updates regarding the review can be seen on MBC's website.

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

Meeting held on 3<sup>rd</sup> and 9<sup>th</sup> November.

#### **Design and Sustainability Development Plan Document Regulation 18 Consultation**

As there are six topics. Cllr Tippen suggested that Cllrs discuss three tonight and three at the next Planning Committee meeting on 6<sup>th</sup> December. Cllrs agreed.

#### **Marden PC Policy Review: Planning Policy 4 – Gypsy Sites**

Cllrs to review policy. Cllrs decided to defer to next Planning Committee meeting on 6<sup>th</sup> December.

### **131/22 MARDEN NEIGHBOURHOOD PLAN**

Meeting held on 5<sup>th</sup> November. Cllr Tippen reported to the meeting that they made a start on the topics of Infrastructure, Amenities and Natural Environment. The next meeting of the MNP Steering Group will be 7<sup>th</sup> January 2023.

### **132/22 INVOICES FOR PAYMENT:**

No invoices were required for payment but Cllrs were requested to sign a direct debit form for Peninsula Business Services Ltd which had been agreed at Full Council for HR support. Cllrs Boswell, Tippen and Turner signed.

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:**

**133/22 ENFORCEMENT**

**New/Reported Alleged Enforcement**

There was one report of alleged enforcement read out by the Deputy Clerk. Cllrs agreed for the Clerk to raise with Enforcement.

Cllrs agreed that this was not confidential as it was a conditional requirement of the original planning application.

**MBC Update on Enforcement**

No updates had been received from MBC

There being no further business the meeting closed at 21.45.

Date: 6<sup>th</sup> December 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee  
Marden Parish Council, Parish Office, Goudhurst Road, Marden  
01622 832305 / 07376 287981 / [clerk@mardenkent-pc.gov.uk](mailto:clerk@mardenkent-pc.gov.uk) / [www.mardenkent-pc.gov.uk](http://www.mardenkent-pc.gov.uk)

## APPENDIX A

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 15<sup>TH</sup> NOVEMBER 2022****127/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH  
20/505751/EIFUL – Reed Court Farm, Hunton Road, Marden**

The following was raised by members of the public regarding the above application.

Member of the public reported they are part way reviewing.

The flooding review has the potential to mislead MBC Cllrs. This is quite disturbing. This is categorically about developing in the flood plain. And that is to be avoided. Biggest concern. Other things that are wrong and suspicious. They are using an old water quality report classifying as good. Looking at out of date information. Really odd choices. Some of maths is wrong about the nitrogen levels. Some good things out of the reports.

Key points from the Visual Impact, there is a conflict of interest between a company and DHA Planning. They have run a footpath close to a neighbouring property. The water report seems to broadly err on the side of the generous for DHA Planning.

Planned to be discussed at December MBC Planning Meeting but don't think they will make this date.