



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 15TH MARCH 2022 IN THE OLD SCHOOL ROOM, MARDEN
MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

243/22 PRESENT:

Cllrs Adam, Gibson, Newton, Robertson, Tippen and Turner (in the Chair). The Clerk was also in attendance.

244/22 APOLOGIES:

Apologies were received from Cllrs Boswell and Stevens. Borough Cllr Russell also gave her apologies.

245/22 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 1st March 2022 were agreed and signed as a true record.

246/22 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation on any item on this agenda

247/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

248/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH

22/500689/FULL – Hacienda, Maidstone Road, Marden

Erection of first floor side extension with balcony to side and internal alterations.

In principle putting a first floor side extension is acceptable but the overlarge catslide roof fails to achieve the objective of making it more in keeping with the style of the adjoining property contrary to Marden Neighbourhood Plan Policy BE1. Additionally, it is considered particularly important due to the proposal being very prominent from the main road and highly visible in the local countryside contrary to Maidstone Borough Council Local Plan Policy DM30.

Cllrs therefore recommended refusal.

22/500698/FULL – 2 Reader Drive, Marden

Erection of single storey side and rear extension. Erection of single storey rear extension to garage to create utility store. Conversion of loft into habitable space with insertion of rear dormer and front rooflights and internal alterations. Relocation of existing solar panels to flat roof of rear dormer.

As this was a detailed application Cllrs broke it down into sections to discuss:

Erection of single storey side and rear extension

Cllrs had no issue, in principle, with a single storey rear extension on its own. However, the connection from the side of the property to the garage is poorly detailed at roof level and creates an unwelcomed terracing effect to the street scene in the context with other properties on the development. Cllrs also had concerns about the lack of direct access to the rear garden.

Erection of single storey rear extension to garage to create utility store

The rear extension of the utility store to the garage would have a detrimental effect on the already modest amenity/ garden space and would minimise the plot.

Conversion of loft into habitable space with insertion of rear dormer and front rooflights and internal alterations

The introduction of a large flat roofed dormer is in no way in keeping with any of the other properties and design on this development and therefore would be overbearing when viewed from various other nearby locations. Cllrs noted that given that there are other properties in close proximity to the rear the rear windows of the second floor would create significant overlooking issues to neighbours.

The houses on this estate were developed not to have solar panels on the front elevation of the properties and similarly the insertion of rooflights would be detrimental to the street scene in context with the surrounding properties.

Relocation of existing solar panels to flat roof of rear dormer.

The proposed relocation of the solar panels from the existing roof to the new flat roof would render them considerably less effective and efficient.

General comments

Furthermore, in regard to the front elevation of this proposal the property faces the open countryside and will be visible from PROWs KM244 and KM245.

Cllrs recommended refusal due to the above comments and contrary to Marden Neighbourhood Plan Policies BE1 and BE2 and Maidstone Borough Council Local Plan Policies including DM1, DM2 and DM9.

Cllrs would want to see this go to Committee if MBC are minded to recommend approval.

22/500897/FULL – Great Thorn Farm, Marden Thorn

Demolition of existing agricultural building and erection of 1 dwelling (alternative to previous planning permissions for converting the building into dwellings under references 19/506429/FULL and 17/502436/FULL)

Given the previous planning history of the site Cllrs agreed, in principle, of demolition of the existing agricultural building and the erection of a single dwelling. However, the higgledy-piggledy arrangement of roof lights and front elevation is very poorly designed and is out of keeping with previously approved properties further into the site as detailed on the street elevation drawing. Therefore, Cllrs recommend refusal contrary to Marden Neighbourhood Plan Policy BE1 and Maidstone Borough Council Local Plan Policy DM30 and DM32.

22/500962/FULL – Ardmannoch House, Dairy Lane

Erection of single storey side extension

Although Cllrs have no specific objection it was noted that paragraph 7b of the Design and Access Statement fails to highlight that the original dwelling has already been substantially extended on the side where a further extension is now planned.

249/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

22/500739/FULL – Land at Former Wild Duck, Marden Thorn (Staplehurst Parish)

Erection of 2 dwellings with associated garaging, parking, amenity and landscape enhancements.

Noted.

22/501135/PNQCLA – Overbridge Farm, Marden Road, Staplehurst

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

Noted

250/22 MBC DECISIONS & APPEALS

Decisions

The following decisions had been received:

21/505543/REM – Land to the North of Howland Road

Section 73A Retrospective application for minor material amendment to approved plans condition 3 (alterations to plots 39 and 40) pursuant to 19/506090/REM – approval of reserved matters following outline application MA/13/1291 for 44 dwellings together with new access, associated parking, wildlife enhancement area, and attenuation pond with access (Appearance, Landscaping, Layout and Scale being sought).

MPC: No comment

MBC: Granted

21/506692/LBC – Oakstream Barn, Goudhurst Road

Listed building consent for insertion of doors to North and South elevations

MPC: No objection subject to Conservation Officer's approval

MBC: Granted

22/500081/SUB – Mountain Farmhouse, Marden Road

Submission of details to discharge condition 2 – details of the proposed methods of drainage and condition 3 – details of the proposed native bog planting and marginals subject to 20/500346/FULL.

MPC: Noted

MBC: Approved details

22/500093/TPOA – Whitehurst, Dairy Lane

TPO Application for 1 (T1) works to lower branches in isolated area as shown in photo in submitted plans

MPC: Noted

MBC: Granted consent for tree works

22/500611/SUB – Oakhurst, Stilebridge Lane

Submission of details pursuant to condition 16 – details of precautionary measures for reptiles and great crested newts) for planning permission 19/500271/FULL

MPC: Noted

MBC: Approved

22/500614/SUB – Oakhurst, Stilebridge Lane

Submission of details pursuant to condition 17 – site management plan for planning permission 19/500271/FULL

MPC: Noted

MBC: Approved

Decisions outside Marden Parish

No decisions received

AppealsAPP/U2235/W/20/3259300 – Monks Lakes, Staplehurst Road, Marden

Part retrospective planning application for the retention of two lakes known as Bridges and Puma and works to create 3 additional lakes all for recreational fishing, erection of clubhouse building and associated works and landscaping.

Regulation 25 additional information received.

Marden Parish Council reiterates all its previous comments and supports the stance of Maidstone Borough Council.

*21.15 – Cllr Adam left the meeting*APP/U2235/C/22/3293458 & APP/U2235/C/22/3293462 – Tanner Farm Caravan Park, Goudhurst Road

Linked appeal against Enforcement Notice/Breach of Conditions Notice – without planning permission, the change of use of land to a recreational use (Sui Generis). The site shall only be used as a touring caravan and camp site shall not be used for the permanent stationing of caravans, mobile homes, caravanettes or tents.

Noted

MBC Planning Committee

The next MBC Planning Committee meeting is scheduled for 24th March 2022.

251/22 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan – Regulation 19**

Major modifications due to be discussed at SPI meeting on 21st March.

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

Meeting to be held on 21st March to discuss the major modifications of the Local Plan Review. The agenda and papers had been published and Cllrs reviewed the proposed changes relevant to Marden.

252/22 MARDEN NEIGHBOURHOOD PLAN

Next meeting to be held on 11th April 2022 to discuss Open Day.

253/22 INVOICES FOR PAYMENT:

The following invoices were put before Cllrs for payment:

Gallagher Insurance – motor vehicle insurance - £662.25

HMRC – PAYE/NIC - £1,864.39

Alison Hooker (Lighting Tech Repairs) – repair to laptop - £149.99

Pitney Bowes – franking machine rental - £15.54

Purchase Power – postage for newsletter and office – £208.00

TOTAL: £2,900.17

Cllrs agreed invoices and Cllrs Newton and Turner would authorise on Unity.

The Chairman will 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:

Any members of the public still in attendance will be asked to leave the meeting for the following item:

254/22 ENFORCEMENT**New/Reported Alleged Enforcement****MBC Update on Enforcement**

There were no new or updates on enforcement.

There being no further business the meeting closed at 21.24pm

Date: 29th March 2022

Signed:

Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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