



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 19TH MARCH 2024 IN THE PARISH OFFICE MEETING ROAD, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

220/24 PRESENT:

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

221/24 APOLOGIES:

Apologies were received from Cllrs Besant, Gibson and Robertson.

222/24 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 5th March 2024 were agreed and signed as a true record.

223/24 CLLR INFORMATION

Declarations of Interest

Cllr Boswell declared an interest in Cocklewood Farm as knew the applicant but had not been lobbied.

Granting of Dispensation

There were no requests for dispensation.

224/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

225/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

24/500765/FULL – The Barn, Great Cheveney Farm, Goudhurst Road, Marden

Internal alterations to include the reconfiguration of the ground and first floor level and insertion of 4 conservation rooflights.

Although Cllrs have a concern over rooflights they note the reduction from the previous application and would have no objection if the Conservation Officer is in agreement.

24/500601/FULL – Millbrook Garden Centre, Staplehurst Road, Marden

Erection of a rear and side extension to the existing open-sided canopy and extension of existing covered walkway, erection of single storey side extension to existing coffee shop to form a covered seating area, wash up room, and store, and extension of main car park, including demolition of existing servicer yard/external storage buildings, relocation of shed and conservatory sales and display area and relocation of existing security fence.

In principle, Cllrs could potentially be supportable of this application as it shows conformity with Marden Neighbourhood Plan Policies E1 (Business and Employment) and E2 (Retail Development).

However, Cllrs felt there was insufficient information within the application in relation to Marden Neighbourhood Plan:

- Policy NE1 (Surface Water Management);
- Policy NE3 (Landscape Integration) – in regard to the loss of green space at the front of the development and in the new location for the shed and conservatory sales;
- Policy NE4 (Biodiversity and Habitat);
- Policy NE5 (Landscape Planting);
- Policy BE3 (Sustainable Construction) – consideration be given for the installation of solar panels;

- Policy In2 (Sustainable Travel) – no provision for cycle parking or electric charging points;

Therefore, Cllrs recommend refusal and reserve the right to make further comment should more information be provided.

24/500521/FULL – Pond Oast, Tanner Farm, Goudhurst Road, Marden

Relocation of 2 rooflights and erection of a boundary wall.

In viewing the Planning Officer's report in the email dated 14th June 2023 Cllrs note that the reduced window size is twice the area of that indicated by the Planning Officer.

Therefore, Cllrs recommend refusal unless the Conservation Officer feels it is appropriate in this setting.

LISTED BUILDING APPLICATIONS

24/500766/LBC – The Barn, Great Cheveney Farm, Goudhurst Road, Marden

Listed Building Consent for internal alterations to include the reconfiguration of the ground and first floor levels, removal and erection of internal walls, creation of vaulted ceilings and insertion of 4 conservation rooflights.

Although Cllrs have a concern over rooflights they note the reduction from the previous application and would have no objection if the Conservation Officer is in agreement.

24/500522/LBC – Pond Oast, Tanner Farm, Goudhurst Road, Marden

Listed Building Consent for relocation of 2 rooflights and erection of a boundary wall.

In viewing the Planning Officer's report in the email dated 14th June 2023 Cllrs note that the reduced window size is twice the area of that indicated by the Planning Officer.

Therefore, Cllrs recommend refusal unless the Conservation Officer feels it is appropriate in this setting.

OTHER

24/500839/SUB – Oakhurst, Stilebridge Lane, Marden

Submission of details pursuant to condition 12 (Sustainable Surface Water Drainage Scheme) of application 19/500271/FULL)

Cllrs raised the following concerns over this application:

It is not clear from the information provided of the nature and capacity of the water course (ditch) that the surface water and foul drainage systems discharge into and therefore its suitability.

Cllrs asked the question as to how the rainwater runoff from the roof of each lodge is collected and connected to the surface water drainage system.

24/501009/PNQCLA – The Nurseries, Staplehurst Road, Marden

Prior notification for the change of use of a building and any land within its curtilage from agricultural to Prior notification for the change of use of existing agricultural building to one residential dwelling 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 impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouse); Design and external appearance impacts on the building; Provision of adequate natural light in all habitable rooms of the dwellinghouse and associated operation development.

Cllrs noted application.

24/501011/LAWPRO – Plain Oast, Plain Road, Marden

Lawful Development Certificate for the proposed erection of oak framed outbuilding comprising home office and gym space, garage storage and games area.

Noted

226/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

23/502956/FULL – Cocklewood Farm, Five Oak Lane, Staplehurst

Demolition of existing agricultural workers dwelling within an ancient replanted woodland, and erection of a new replacement agricultural workers dwelling elsewhere on Cocklewood Farm (Resubmission of 23/500231/FULL) – part in Marden Parish.

Additional information received.

Noted.

227/24 MBC DECISIONS & APPEALS

Decisions

The following decision was received from MBC:

24/500103/FULL – 5 Primrose Close, Marden

Erection of rear Victorian conservatory

MPC: No objection

MBC: Granted

Decisions outside Marden Parish

No decisions were received from MBC which were outside of Marden parish.

Appeals

No appeals were received.

228/24 OTHER PLANNING ISSUES:

MBC Planning Committee

The next MBC Planning Committee meeting is on 21st March 2024.

Nothing on the agenda for Marden parish.

Maidstone Borough Council Local Plan

Details on the latest updates regarding the review can be seen on MBC's website: [Local Plan Review - Examination - MBC Local Plan \(maidstone.gov.uk\)](https://www.maidstone.gov.uk/local-plan-review-examination-mbc-local-plan)

The Local Plan is due to go to MBC Full Council tomorrow (20th March).

229/24 MARDEN NEIGHBOURHOOD PLAN

Meeting to be held on 26th March 2024.

230/24 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Mr R Thompson – 4 plaques for S/Field trees - £40.00

Marden Memorial Hall – Litter pick hall hire, office rent, refuse and cleaning - £365.15

Viking – Liquid Soap - £22.13

Cllr K Tippen – travel expenses (KALC Planning Conference) £7.20

Total: £434.48

All Cllrs agreed payments and Cllrs and would authorise on Unity.

There were no enforcement issues to report therefore the meeting was not closed for the remainder of the agenda.

231/24 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

No items were raised.

There being no further business the meeting closed at 20.54.

Signed:

Date:

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