



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 3<sup>RD</sup> JANUARY 2023 IN THE OLD SCHOOL ROOM, MARDEN  
MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

**146/23 PRESENT:**

Cllrs Adam, Boswell, Burton, Gibson, Newton, Tippen and Turner (in the Chair). The Clerk and 4 members of the public were also in attendance.

**147/23 APOLOGIES:**

Cllr Robertson had given her apologies.

**148/23 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 6<sup>th</sup> December 2022 were agreed and signed as a true record.

**149/23 CLLR INFORMATION**

**Declarations of Interest**

Cllr Boswell declared an interest in application 22/505765/FULL as she was an acquaintance of the applicant.

Cllr Turner declared an interest in application 22/505968/FULL as a neighbour of the property.

It was also noted that the applicant of 22/505968/FULL was a Parish Councillor although not in attendance nor had discussed the application with any member of the Committee.

**Granting of Dispensation**

There were no requests for dispensation

**150/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

Members of the public were in attendance for item 151/23 - 2 The Lambing Shed.

**151/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**22/504542/FULL – 2 The Lambing Shed, Blue House Farm, Battle Lane, Marden**

Renovation, construction and change of use of agricultural building to residential annexe with garage and storage ancillary to main dwelling

The Chairman permitted the members of the public to speak on this application prior to Cllrs discussing and making a representation.

After listening to the members of the public and discussing the amended application the following was agreed:

Although the footprint had been reduced Cllrs noted that an ecological survey had not been undertaken and wished to reiterate previous comments regarding non-compliance to Marden Neighbourhood Plan Policy BE4 (*The Clerk was asked to amend previously submitted comments to read that it should be ancillary to 2 The Lambing Shed rather than 1 The Lambing Shed which had previously been stated*).

Cllrs have also become aware that this is an undesignated heritage asset, the building being former hopper huts and not as indicated in the Design and Access Statement contrary to Marden Neighbourhood Plan Policies BE1 and BE4;

Cllrs also found the application was contrary to Marden Neighbourhood Plan Policy BE2 regarding residential amenity and Policy NE5 as it was noted there was a lack of detailed landscaping and screening in the application between this property and 1 The Lambing Shed. Taking the above into account Cllrs recommend refusal and, if MBC were minded to approve, Cllrs wished this application to go to Committee.

If, on going to Committee, MBC were to approve the application, Cllrs wished this to remain ancillary to the sole use of 2 The Lambing Shed as a condition.

20.14 *4 Members of the public left the meeting*

**22/505765/FULL – Bramling House, Battle Lane, Marden**

Erection of a single storey and infill rear extension including changes to fenestration. Cllrs raised no objection, in principle, but wished to see, if approved, that Marden Neighbourhood Policy BE3 be applied by means of an appropriate condition.

**22/505829/FULL – Mount Pleasant House, Maidstone Road, Marden**

Demolition of existing conservatory and erection of a new single storey extension. Cllrs raised no objection in principle but wished to see, if approved, that Marden Neighbourhood Policy BE3 be applied by means of an appropriate condition.

**22/505935/PNQCLA – Thorn Farm, Marden Thorn, Marden**

Prior notification for the change of use of agricultural building to dwelling. 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 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouse.

Cllrs noted that this application now remained in the footprint of the current building.

**22/505968/FULL – The Old Station House, Church Green, Marden**

Demolition of existing garage and store. Erection of a replacement garage and store with a first floor annexe ancillary to the main dwelling house

This application reintroduces the unnecessary domestication, by the addition of the chimney, of a garage with rooms over which should remain distinct and subservient to the main dwelling and therefore Cllrs recommend refusal.

**152/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No applications received outside of Marden parish

**153/23 MBC DECISIONS & APPEALS**

**Decisions**

22/504172/FULL – Land Adjacent to Highfield House, Maidstone Road

Erection of 5 bespoke dwellings and the ability to provide a footpath link to Marden Cricket and Hockey Club

MPC: Refused

MBC: Refused

22/505523/PNEXT – 2 Summerhill Cottages, Battle Lane

Prior notification for a proposed single storey rear extension which (A) Extends by 6m beyond the rear wall original dwelling; (B) Has a maximum height of 3m from the natural ground level; (C) Has a height of 3m at the eaves from the natural ground level.

MPC: Noted

MBC: Prior Approval is not required

22/505237/PNQCLA – Grene Trest, Goudhurst Road

Prior notification for the change of use of agricultural building to 1 dwelling house and associated operation development.

MPC: Noted

MBC: Refused

22/505527/PNEXT – 1 Summerhill Cottages, Battle Lane

Prior notification for a proposed single storey rear extension which (A) Extends by 6m beyond the rear wall original dwelling; (B) Has a maximum height of 3m from the natural ground level; (C) Has a height of 3m at the eaves from the natural ground level.

MPC: Noted

MBC: Prior Approval is not required

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

Erection of a single storey rear extension

MPC: No objection

MBC: Granted

22/504879/PNQCLA – Thorn Farm, Marden Thorn

Prior notification for the change of use of agricultural building to 1 dwelling house.

MPC: Refused

MBC: Refused

22/504678/LBC – Mountain Barn, Marden Road

Listed building consent for internal/external alterations

MPC: Refused

MBC: Refused

22/504677/FULL – Mountain Barn, Marden Road

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

MPC: Refused

MBC: Refused

22/504747/FULL – Land Rear of The Taj, Church Green

Erection of 4 residential dwellings with associated works

MPC: Refused

MBC: Granted (CIL Liable)

#### **Decisions outside Marden Parish**

No decisions had been received which were outside of Marden parish.

#### **Appeals**

No new appeal information had been received.

#### **MBC Planning Committee**

The next MBC Planning Committee meeting is 19<sup>th</sup> January 2023.

#### **154/23 OTHER PLANNING ISSUES:**

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

Details on the latest updates regarding the review were available on the MBC website but no new information had been forwarded to the Parish Council.

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

Next meeting 11<sup>th</sup> January 2023.

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

Cllrs to review policy (item deferred from meeting held on 15<sup>th</sup> November)

Cllrs agreed to review the terminology of this policy at the Marden Neighbourhood Plan meeting

##### **Marden – Assets of Community Value**

Date agreed for 31<sup>st</sup> January

#### **155/23 MARDEN NEIGHBOURHOOD PLAN**

Next meeting to be held on 7<sup>th</sup> January 2023

#### **156/23 INVOICES FOR PAYMENT:**

The following invoices were submitted for payment:

Castle Water – Public Conv. water supply - £19.87

Stanleys Garage – Fuel - £79.52

Paul Waring – contract mowing - £270.12

Gala Lights – Christmas lighting - £6,300

Marden Memorial Hall – Office rent, cleaning, hall hire etc - £633.35

January Salaries - £6,125.17

HMRC – December PAYE/NIC - £1,605.84

Marden PCC – Magazine subscription - £10.00

Business Stream – Public Conv. waste water - £52.17

Epic Engineering – repairs to railings - £288.00

Total: £15,384.04

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

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:**

*No members of the public were still in attendance.*

#### **157/23 ENFORCEMENT**

##### **New/Reported Alleged Enforcement**

*Not confidential* - Cllr Tippen reported that there is not a second pedestrian access in Seymour Drive which should have been installed in accordance with the plans. The Clerk was asked to contact MBC regarding this.

##### **MBC Update on Enforcement**

No updates received.

There being no further business the meeting closed at 9.08pm

Date: 17<sup>th</sup> January 2023

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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