



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 5TH SEPTEMBER 2023 IN THE PARISH COUNCIL MEETING ROOM,
MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT
7.30PM**

088/23 PRESENT:

Cllrs Adam, Besant, Boswell, Gibson, Newton, Robertson and Turner (in the Chair). Cllr Summersgill and the Deputy Clerk were in attendance.

089/23 APOLOGIES:

Apologies were received from Cllr Tippen and the Clerk.

In the Clerk's absence the Deputy Clerk took the minutes.

090/23 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 15th August 2023 were agreed and signed as a true record.

091/23 CLLR INFORMATION

Declarations of Interest

Cllr Summersgill, although not on Planning Committee, informed the meeting that application 23/503752/FULL was in Hunton Parish and, as a Cllr on Hunton Parish Council, declared an interest. Cllr Boswell informed the meeting that she knows the occupants of Mill Farm House 23/503688/LBC.

Granting of Dispensation

There were no requests for dispensation.

092/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

093/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH

Full Applications

23/503423/FULL – Blackmoor Farmhouse, Sheephurst Lane, Marden

Erection of a two-storey rear extension and changes to fenestration

Cllrs raised no objection provided the Conservation Officer is satisfied.

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 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.

Cllrs find the design contrary to Maidstone Borough Council Local Plan Policies DM30(1), DM30(2), DM30(5), DM32(2)(i) and SP17(1). Cllrs felt the proposal overwhelms the existing form and character of the existing building and would have a detrimental landscape impact in the open countryside. Therefore, Cllrs recommend refusal.

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

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

Cllrs feel that the proposal substantially changes the historic relationship between the Mill and the Bakehouse. The proposal reduces the historic status of the Mill and its historic relationship with the Bakehouse. The proposal reorientates the entrance to the building disrupting the historic narrative of the building design and its historic use. The applicant has not responded to the pre-application advice that the footprint of the proposed link is excessive and

unnecessary for the proposed function. The link is thus not subservient to either building. It is therefore contrary to Maidstone Borough Council Local Plan policy DM4(1) and Marden Neighbourhood Plan policy BE1. Therefore, Cllrs recommend refusal.

Listed Building Applications

23/503427/LBC – Blackmoor Farmhouse, Sheephurst Lane, Marden

Listed Building Consent for the erection of a two storey rear extension, internal and external alterations including reposition and insertion of new rooflights, relocation of stairs and changes to fenestration.

Cllrs raised no objection provided the Conservation Officer has no objections.

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 bakehouse single storey rear extension.

Cllrs feel that the proposal substantially changes the historic relationship between the Mill and the Bakehouse. The proposal reduces the historic status of the Mill and its historic relationship with the Bakehouse. The proposal reorientates the entrance to the building disrupting the historic narrative of the building design and its historic use. The applicant has not responded to the pre-application advice that the footprint of the proposed link is excessive and unnecessary for the proposed function. The link is thus not subservient to either building. It is therefore contrary to Maidstone Borough Council Local Plan policy DM4(1) and Marden Neighbourhood Plan policy BE1. Therefore, Cllrs recommend refusal.

23/503642/LBC – Tanner Oast, Goudhurst Road, Marden

Listed Building Consent for alterations to internal layout, including relocation of staircase to the original bay in the undercroft, and reconfiguration of modern partition walls to first floor (revised scheme to MA/11/1724 and MA/14/0345).

Cllrs raised no objection provided the Conservation Officer is satisfied.

Submission of Details

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

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

23/501693/FULL

Cllrs noted.

094/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

Full Application

23/503752/FULL – Linton Growing Land at Burford Farm, Redwall Lane, Linton

Erection of polytunnels with year round coverage. Concreting of the existing access track over a 40m section and the construction of 2 concrete bin pads with partial grain walls, with associated landscaping, drainage infrastructure and engineering operations.

Although outside the parish of Marden, the application would create a significant landscape impact when viewed across the River Beult including from the public footpaths in the area. Cllrs, therefore, recommend that conditions be installed on any approval of (a) that requires the removal of the polytunnels for a period over the Winter when the landscape impact is most prevalent and (b) the polytunnels should be completely removed should the use that they were installed for ceases.

095/23 MBC DECISIONS & APPEALS

Decisions

The following decisions were received from MBC:

23/502851/SUB – 2 Summerhill Cottages, Battle Lane, Marden

Submission of details to discharge condition 2 (biodiversity scheme) of planning application

23/501224/FULL.

MPC – Noted

MBC - Approved

Decisions outside Marden Parish

No decisions received.

Appeals

No new appeals received.

096/23 OTHER PLANNING ISSUES:

MBC Planning Committee

The next MBC Planning Committee meeting is on 21st September 2023. Borough Cllr Russell had informed the Clerk that the chicken farm proposal would not be on the September MBC Planning agenda.

Maidstone Borough Council Local Plan

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

Assets of Community Value (ACV)

Cllrs discussed the list of Assets of Community Value and agreed to review.

Conservation Area Meeting (*Not on agenda*)

Cllr Adam would represent the Marden History Group along with the Chairman of the group.

097/23 MARDEN NEIGHBOURHOOD PLAN

The Clerk had contacted MBC and received a response in time for the meeting. Cllr Turner informed Cllrs that MBC would be reviewing the document towards the end of the month.

098/23 INVOICES FOR PAYMENT:

Electronic Payments

The following invoices were submitted for payment:

Castle Water – cemetery water rates - £104.81

Stanleys Garage – fuel - £77.77

Cloudy IT – Monthly IT costs - £106.56

Employees/HMRC – September Salaries/PAYE/NIC - £8044.43

Alison Hooker – Refuse bags for outdoor bins - £39.96

Cllr Boswell – wildflower seeds - £20.42 (not paid from last meeting)

TOTAL: £8,393.84

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

Cheque Payment

Terry Standen – preparation of ashes plots x 2 - £100.00

Cllrs agreed payment and cheque was duly signed.

No enforcement issues were raised so Part II (Confidential) meeting was not required.

There being no further business the meeting closed at 9.08pm

Date: 19th September 2023.

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden 01622 832305 / 07376 287981 //

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