



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 5TH MARCH 2024 IN THE PARISH OFFICE MEETING ROAD, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

208/24 PRESENT:

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

209/24 APOLOGIES:

There were no apologies.

210/24 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 20th February 2024 were agreed and signed as a true record.

211/24 CLLR INFORMATION

Declarations of Interest

Cllr Besant informed the meeting that he has worked with the applicant of 24/500504 and 24/500626 in the past but had not been lobbied.

Granting of Dispensation

There were no requests for dispensation.

212/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

213/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

24/500504/FULL – Lodge Farm, Goudhurst Road, Marden

Demolition of existing agricultural barn and erection of 1 chalet bungalow with associated access, landscape and biodiversity enhancements (revised scheme to 20/504096/FULL)

Given the existing planning permission on this site Cllrs raised no objection and were in favour of the Enhanced Biodiversity Area but would want to see a condition applied specifying the biodiversity enhancements and appropriate management plan. Cllrs would also wish it conditioned to provide further details regarding the location of the package treatment work and surface water management arrangements including means of collecting and disposal of runoff from the roofs (Marden Neighbourhood Plan Policy NE1).

24/500626/FULL - Lodge Farm, Goudhurst Road, Marden

Demolition of existing agricultural barn and erection of 2 chalet bungalows together with associated access, parking, landscaping and biodiversity/footpath enhancements

In principle, Cllrs raised no objection and were in favour of the Enhanced Biodiversity Area but would want to see a condition applied specifying the biodiversity enhancements and appropriate management plan. Cllrs would also wish it conditioned to provide further details regarding the location of the package treatment work and surface water management arrangements including means of collecting and disposal of runoff from the roofs (Marden Neighbourhood Plan Policy NE1).

SUBMISSION OF DETAILS

24/500586/SUB – Land Rear of Lady Jane Pub, Church Green, Marden

Submission of details to discharge conditions 4 – Contamination Risk; 6 – Material Schedule; 7 – Joinery Details; 8 – Boundary Treatments; 9 – Soft Landscaping; 11 – Ecological

Enhancements; 13 – Draft SAP Assessment; 16 – Lighting Plan; and 21 – Construction Management Plan.

Cllrs noted conditions 4, 6, 7, 8, 9, 11, 13 and 16.

In relation to condition 21 (Construction Management Plan) Cllrs are of the opinion that the construction management plan is wholly inadequate and fails to address a multiple of issues previously raised including: no consideration is given to the presence of the bus stop immediately outside the site and the interaction between passengers, buses and delivery vehicles; no consideration has been given to persons accessing the entrance to The Taj restaurant and rear car park; insufficient consideration has been given to pedestrians using the footway along Church Green; no consideration has been given to how traffic, public parking and deliveries to adjoining business premises will be managed when materials are delivered and how materials will be safely offloaded to the site; concerns of lack of detail relating to contractors parking; no details have been given of the appropriate signage and location. Cllrs would want consideration given to delivery times due to the high level of users of, and passing of, the businesses in this area (ie should only be permitted 10.30am to 11.30am and 2.00pm to 3.00pm for the safety of pedestrians walking to school, station and shops around the site).

OTHER APPLICATIONS

24/500611/PNQCLA – Cannon Farm, Thorn Road, Marden

Prior notification for the change of use of a building and any land within its curtilage from agricultural to 2no. dwellinghouses (If applicable include) 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 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Cllrs noted application.

24/500598/LAWPRO – 2 Old Pond Cottage, Howland Road, Marden

Lawful Development Certificate for proposed single storey rear extension.
Noted.

214/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications had been received outside of Marden parish.

215/24 MBC DECISIONS & APPEALS

Decisions

The following decisions had been received from MBC:

23/505711/TCA – Quince Cottage, Howland Road, Marden

Conservation area notification to reduce one Goat Willow to 4 metres in height at the fork area, and fell one Poplar. Thin crown of One Copper Beech by 15% and reduce to a height of 11 metres and 10 metre spread. Reduce three Portuguese Laurels by 30% (T1) to a height of 8 metres and 8 metres spread, (T2) to a height of 4 metres and 6 metres spread, (T3) to a height of 3 metres and 3 metres spread.

MPC: Noted

MBC: Raised no objection.

24/500516/LBC – Pond Oast, Tanner Farm, Goudhurst Road, Marden

Listed building consent for the installation of central heating flue to the garage.
Withdrawn.

24/500391/LDLB – Willows, Sheephurst Lane, Marden

Certificate of Lawfulness for proposed works to a Listed Building for essential repairs to ground floor timber frame and replacement of associated render infill panels.

MPC: Raised no objection subject to Conservation Officer's approval.

MBC: Approved

Decisions outside Marden Parish

No decisions received.

Appeals

23/500231/FULL – Cocklewood Farm, Five Oak Lane, Staplehurst (part in Marden Parish)

Demolition of existing dwelling within an ancient replanted woodland, and erection of a new replacement dwelling elsewhere on Cocklewood Farm.

Appeal Reference: APP/U2235/W/3329595: to be determined on the basis of written representations.

216/24 OTHER PLANNING ISSUES:**MBC Planning Committee**

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

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)

217/24 MARDEN NEIGHBOURHOOD PLAN

MBC response received. Cllrs to discuss the details and the way forward.

Cllrs proposed that a meeting be held on 26th March (to replace the Amenities Committee meeting) to discuss this in more detail.

218/24 INVOICES FOR PAYMENT:

The following invoices for payment were submitted for approval.

Paul Waring – contracted grounds maintenance - £364.20

Marden Church – Vestry Hall hire (9/3/24) - £59.50

Marden Memorial Hall – Office rent, refuse and cleaning - £345.15

Business Stream – Waste Water: toilets - £131.59

The Hop Press – Newsletter printing - £1,410.00

Cloudy IT – office monthly IT support – 106.56

Cloudy IT – Cllr monthly IT support - £64.68

Graham Carey – contracted grounds maintenance - £168.00

Employees/HMRC – March Salaries/HMRC payments - £8,739.48

Total: £11,389.16

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

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:

219/24 ENFORCEMENT**New/Reported Alleged Enforcement**

A new alleged enforcement was reported and the Clerk would raise with MBC.

MBC Update on Enforcement

No updates received from MBC.

There being no further business the meeting closed at 21.03pm.

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