



DRAFT MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 20TH APRIL 2021 HELD VIRTUALLY AT 7.30PM

Following the death of HRH Prince Philip, Duke of Edinburgh, on Friday 9th April 2021 a minute's silence was held prior to the commencement of the meeting.

045/21 PRESENT

Cllrs Adam, Mannington, Newton, Robertson, Stevens (In the Chair), Tippen and Turner were in attendance. Cllrs Barker and Boswell together with the Clerk, Deputy Clerk and 15 members of the public were also present.

046/21 APOLOGIES

Cllr Brown had given her apologies.

047/21 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The Minutes of the previous meeting held on 16th March 2021 were agreed as a true record and would be signed at the first face to face meeting of the Planning Committee.

048/21 CLLR INFORMATION

Declarations of Interest

Cllrs Boswell and Tippen attended a meeting held by residents of Chainhurst regarding the Reed Court Farm application. They were only in attendance to listen to the comments made.

Changes to Cllrs Register of Interest

There were no changes to Cllrs Registers of Interest.

Granting for Dispensation

There were no requests for dispensation of any item in these minutes.

7.34pm Cllrs Barker, Newton and one member of the public arrived at the meeting

049/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

15 members of the public were in attendance. Two people wished to speak on item 050/21 Reed Court Farm and one on item 050/21 Land North of Marden.

7.36pm Cllr Adam arrived at the meeting

050/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH

20/505751/FULL – Reed Court Farm, Hunton Road, Marden

Erection of a new free-range egg farm consisting of 3 hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works

Additional information received.

The Chairman opened up the meeting for members of the public to speak:

One member of the public, a resident of Chainhurst, spoke on behalf of "WeLoveChainhurst" who continue to object to this application. Has viewed the amendments but issues had still not been addressed.

Representative of DHA Planning, agents for Fridays, spoke about the changes made following previous consultation and talks with consultees.

The Chairman then asked Cllrs for comments and recommendation:

Cllr Tippen had attended the briefing with residents and stated that the queries raised by Marden Parish Council previously did not seem to have been addressed. Therefore, wished to recommend refusal.

Cllr Boswell had also attended the briefing. Her main concern is about the biodiversity and ecology on and around the site and noted that the diversion orders had still not be submitted in regard to the PROWs. Cllr Boswell also recommended refusal.

Cllr Adam shared the opinion expressed by Cllr Tippen and felt that nothing of any substance submitted with this amendment alters his decision of refusal. Cllr Adam was also disappointed that Fridays had not tried harder to assist residents and to give some benefit to those living in the area if this application was approved.

DHA spokesperson responded to say that they had consulted and met with residents prior to the application being submitted but would take the comments back to Fridays.

Cllr Turner agreed with other Cllrs comments and wished the previous response from Marden Parish Council be reiterated.

Cllr Robertson expressed her concern of such a large development taking place in a small hamlet such as Chainhurst.

Cllrs proposed, and agreed, that previous comments be resubmitted and noted that although there had been minor amendments made they felt that nothing had changed their recommendation of refusal.

Two members of the public left the meeting

21/501509/FULL – 1 Rose Villas, Goudhurst Road, Marden

Erection of a two storey side and a single storey rear extension (Resubmission of 20/505540/FULL)

Cllrs recommended no objection to this application

One member of the public left the meeting

21/501586/FULL – The Parsonage, Goudhurst Road, Marden

Erection of a new access gate within the existing boundary wall and creation of a driveway (resubmission of 20/505752/FULL)

Cllrs noted that a large amount of landscaping had been included in this resubmission which was Cllrs primary concern on the previous application. Cllrs therefore recommended approval.

21/501878/NMAMD – Broad Forstal Farm, Tilden Lane, Marden

Non-material amendment to planning permission 18/504975/FULL – change of description: Barn conversion to form a new five bedroom dwelling with internal alterations to fenestration

Cllrs felt that this was a departure from what was previously approved (ie 1 x 3-bedroom dwelling and 1 x 2-bedroom dwelling). Cllrs therefore wished clarification regarding this as they felt it was not a non-material amendment and was sufficiently different regarding the usage of the current building and associated works. Cllrs would want to see this submitted as a full application.

21/501909/EIASCO – Land North of Marden, Maidstone Road, Marden

EIA Scoping Opinion – Proposed development of up to 2,000 dwellings, in addition to a care home, new primary school, nursery, retail and employment provision together with associated community facilities, open space and infrastructure improvements including improvements to Marden train station on land north of Marden.

Member of the public raised concerns that this submission is not an approved site in Regulation 18 of Maidstone Local Plan Review. Concerned that if anything is missed in the scoping it would not be included in the Environmental Impact Assessment (EIA).

Cllr Tippen continued to object to the site and proposed that Cllrs needed to look at producing a response to this scoping application. Cllr Tippen also proposed that a separate “Land North of Marden” tab be placed on MPC’s website.

Cllr Turner agreed and proposed that a working group meet virtually or via email correspondence.

Cllr Newton said there was a lot of material from previous responses on this site including concerns raised by the Parish Council and residents.

Cllrs agreed to view all documents and put everything in writing via email of what should be included in the EIA. Cllrs were asked to identify areas of concern and use headings from the scoping document.

The Clerk was asked to contact the Case Officer and, because of pending elections, request an extension until 19th May.

051/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There were no applications submitted relevant to Marden Parish

052/21 MBC DECISIONS & APPEALS

Decisions

20/504935/LBC – Marden Village Club – granted

20/504939/FULL – Marden Village Club – granted

20/505321/FULL – Stilebridge Caravan Site – granted

20/505951/FULL – Franks Barn, Battle Lane – refused

21/500153/FULL – 1 Gladstone Villas, Albion Road – granted

21/500243/FULL – 7 Pilgrim Close – granted

21/500311/SUB – Land Adjacent to Summer Hill Oast , Battle Lane – approved

21/500424/FULL – Golden Hill Nurseries – granted (CiL Liable)

21/500456/FULL – Golden Hill Nurseries – granted

21/500660/SUB – Marden Medical Centre – approved

21/500764/FULL – Mill Farm Cottage, Hunton Road – granted

21/500810/FULL – Kariliam, Stanley Road – granted

Decisions outside Marden Parish

20/503935/FULL – White Hart, Claygate, Collier Street - granted

Appeals

No appeals had been received.

MBC Planning Committee

The next MBC Planning Committee meeting had been scheduled for 22nd April. Oakhurst, Stilebridge Lane, was on the agenda and Cllr Mannington would view MPC’s previous response to ascertain whether submission was required. Cllrs agreed that Cllr Mannington would send to MBC if appropriate.

The Clerk would contact MBC as no notification had been received regarding this being on the agenda.

053/21 OTHER PLANNING ISSUES:

Maidstone Borough Council Local Plan

No further information had been received.

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

The draft Minutes of the SPI meeting held on 13th April 2021 had been published on MBC’s website. Cllrs were advised to watch the SPI meetings on YouTube for updates on what was discussed especially in regard to the Local Plan.

Due to the elections no meeting was planned for May. The next dates were 8th June and 6th July 2021.

Cllr Tippen informed the meeting that, along with other Cllrs, she was due to meet Cllr David Burton next week.

054/21 INVOICES FOR PAYMENT:

Current invoices requiring approval were deferred to the Finance meeting next week.

The Chairman then read out the following statement:

I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 160, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:

8.43pm: The remaining members of the public and Cllrs Barker and Boswell left the meeting.

055/21 ENFORCEMENT

The Clerk reported that two new alleged enforcement issues had been reported to Maidstone Borough Council.

There being no further business the meeting closed at 8.49 pm

Date:

Signed:

Cllr T Stevens

Planning Chairman

Marden Parish Council

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