



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 5TH DECEMBER 2023 IN THE PARISH COUNCIL MEETING ROOM, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

148/23 PRESENT:

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

149/23 APOLOGIES:

Cllr Adam gave his apologies.

150/23 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 21st November 2023 were agreed and signed as a true record.

151/23 CLLR INFORMATION

Declarations of Interest

Cllr Tippen declared an interest on Little Cheveney application as lived opposite the site.

Granting of Dispensation

There were no requests for dispensation.

152/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

153/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

23/505154/FULL – 62 Sovereigns Way, Marden

Erection of two storey side and single storey rear extension

Cllrs raised no objection to this application.

7.45pm Member of the public arrived

23/505102/FULL – Chain Dene, Tilden Lane, Marden

Change of land used of land rear of dwelling to residential. Demolition of garage, carport and workshop. Erection of detached car port with store and plant room. Erection of single storey side orangery extension, two storey side and rear extensions, conversion of loft into habitable space, increasing roof height, insertion of dormers and rooflights, creation of rear balcony, 2 front porch canopies and internal alterations.

Cllrs viewed the application and wished to reiterate the comments made on the previous application 23/503569/FULL:

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. However, they did notice a small reduction in scale.

Cllrs noted that the tree and the hedgerow has potentially been removed and we would wish to see a landscaping plan for any new planting of hedgerows and native trees.

Cllrs recommended refusal on this application but did not wish this to go to Committee.

154/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

22/501335/FULL- Land North of Little Cheveney Farm, Sheephurst Lane, Marden

This application is currently at appeal (Public Inquiry to be held from 16th January 2024) but the Planning Inspector has agreed to formally consider an amended “appeal scheme” rather than the scheme determined by MBC Planning Committee. The scheme is essentially for fewer PV panels over a smaller hectareage (from 54.6ha to 46.3ha).

Letter and email received from applicant regarding proposed amendments. Closing date 5th January with all responses being sent back to the Planning Inspectorate.

Before any further recommendations could be discussed Cllrs wished the applicant to clarify the following:

On the previous plan PROW KM248 was shown to be diverted around the site but on the new plan this is deleted and a new permissive route has been added. If it is to be deleted Cllrs strongly oppose this decision.

In regard to KCC Highways letter dated 30th September 2022 to Maidstone Borough Council Planning Department it stated the redirection of the Construction Traffic routing, being via A229, B2079, Underlyn Lane, Green Lane, B2162 and into Sheephurst Lane (northern end), would provide a more appropriate route, and if amended they would raise no objection to the proposal. Clarification was required as whether the Construction Traffic routing has, or will be, amended to follow this route. If it has not been amended to follow this route, then Cllrs would strongly oppose the decision.

Cllrs agreed to defer until the next Planning Committee meeting on 19th December to discuss this application further.

155/23 MBC DECISIONS & APPEALS**Decisions**

23/501597/SUB – Cherry Bank, Plain Road, Marden

Discharge of conditions 7 – landscaping, 9 – Biodiversity, 10 – Low Carbon and 15 – Drainage of 21/504807/FULL

MPC: Commented on condition 15.

MBC: Approved

23/504285/FULL – Land South of Sherenden Lane, Marden

Creation of 3 nature conservation ponds for Great Crested Newts under Natural England’s District Level Licensing Scheme.

MPC: Commented on location of pond 1.

MBC: Granted

Decisions outside Marden Parish

There were no decisions received from MBC will be submitted to Cllrs at the meeting.

Appeals

Hearing date for 22/501335/FULL: Land North of Little Cheveney Farm, Sheephurst Lane has been set for 16th January at Maidstone Town Hall.

156/23 OTHER PLANNING ISSUES:**MBC Planning Committee**

The next MBC Planning Committee meeting is on 14th December 2023.

Maidstone Borough Council Local Plan

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

Marden Cemetery

Further extensions: information received from Institute of Cemetery and Crematorium Management (ICCM) regarding soil management and drainage in cemeteries – referred from Amenities Committee.

Cllrs noted information and requested the Clerk keep on file for when the cemetery is extended.

Draft Biodiversity Policy

Environmental Sub-Group had drafted a Biodiversity Policy.

Planning Committee noted and the document would now be taken to Full Council for ratification.

Tree Preservation Orders (TPOs)

Cllrs were requested to consider new TPOs following comments raised in the volunteer Tree Warden's report. Clarification is required as to exact locations of trees that are being referred to before a decision is made.

Other for Noting

Cllr Tippen reported from the KALC Parish Liaison meeting when it was reported that the Draft Marden Conservation Area report would be going to the MBC Planning, Infrastructure and Economic Development Policy Advisory Committee meeting on Thursday 7th December for agreement to go to public consultation in January.

Cllr Besant reported that a new version of the NPPF was due to be published on 18th December with a further version in six months' time.

157/23 MARDEN NEIGHBOURHOOD PLAN

No response had been received from MBC.

158/23 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Stanleys - £116.97 – fuel and miscellaneous

Viking - £142.74 – toilet supplies

Alison Hooker – £78.15 - Xmas supplies and miscellaneous

Employees/HMRC – £8,322.50 - December salaries & PAYE/NIC

Cloudy IT - £106.56 – monthly IT support

Total: £8,766.92

Cllrs agreed payment and Cllrs Boswell and Newton would authorise on Unity.

There were no new alleged enforcement or updates to be reported so the meeting was not closed.

159/23 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

The meeting closed at 8.58pm

Signed:

Date: 19th December 2023

Cllr Turner, Chairman, Marden Planning Committee
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