



**MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 21<sup>ST</sup> NOVEMBER 2023 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

**136/23 PRESENT:**

Cllrs Besant, Boswell, Gibson, Newton, Robertson, Tippen and Turner (in the chair) were present. The Clerk and two members of the public were also in attendance.

**137/23 APOLOGIES:**

Cllr Adam gave his apologies.

**138/23 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 7<sup>th</sup> November 2023 were agreed and signed as a true record.

**139/23 CLLR INFORMATION**

**Declarations of Interest**

It was minuted that the Parish Council has employed DC Hudson as a consultant architect for John's Hairdressers. It was also noted that the applicant was a previous Cllr and Chairman of Marden Parish Council although no current Cllr had been contacted or lobbied.

Cllr Turner had been in discussions several years ago with neighbours in regard to the property in application 23/504937.

**Granting of Dispensation**

There were no requests for dispensation.

**140/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

Member of the public wished to speak on items 23/504895/FULL and 23/504896/LBC. The Chairman proposed, and Cllrs agreed, to move these items to be discussed first under item 141/23.

Member of the public was in attendance to listen to discussion for application 22/501335 but did not wish to comment.

**141/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**23/504895/FULL – Johns Hairdressers, 5 High Street, Marden**

Demolition of part flat roofed rear extension and replace with the erection of a pitched roof single storey rear extension.

The Chairman offered the floor to the resident to speak: Cllrs were informed that some residents hadn't been written to nor had the public notice been erected – the case officer was aware. The resident raised several concerns which were taken on board by Cllrs.

The Chairman thanked the resident and asked Cllrs for comment:

On viewing the plans and documents Cllrs noted that there was no statement of the intended access into the residential part of the proposal nor any information as to how the building materials and work access will be managed;

It was also noted that although there are changes to the configuration of the building the number of bedrooms does not change within this proposal nor does the front elevation facing the public vantage point within the Conservation Area. However, Cllrs felt the proposal of the extension is overlarge for the setting.

Following discussion Cllrs recommended refusal due to proposed extension being harmful to the setting in a Conservation Area and in the setting of the listed buildings of Marden Bakery, The Green Door and Sutton Forge Oast; this is contrary to MNP Policy BE1 (Local Character) and BE2 (Residential Amenity) in regard to the access and privacy of neighbouring properties.

If MBC is minded to approve Cllrs did not wish to see this application go to Committee.  
*One member of the public left the meeting*

### **FULL APPLICATIONS**

#### 23/504589/FULL – 6 Medway Cottages, Pattenden Lane, Marden

Extension of a disabled access dropped kerb to create vehicular access to the front of the property and creation of a new driveway.

Cllrs have no objection, in principle, but consideration should be given of potential water runoff with either the proposal for drainage and/or permeability of proposed gravel area due to the area flooding. Cllrs were also concerned at the potential loss of green area in an urban environment.

#### 23/504876/FULL – Mount Pleasant Farm, Maidstone Road, Marden

Conversion and change of use of existing stable to provide (a) holiday let with insertion of rooflights. Change of use of land to form private amenity space, with associated parking and landscaping (resubmission of 23/502171/FULL).

Cllrs raised no objection.

#### 23/504905/FULL – Oakleigh House, Pattenden Lane, Marden

Erection of 1 three storey self-storage unit, including access, parking and associated works.

Cllrs support proposals that bring in employment to the parish. Cllrs noted that Pattenden Lane has a mix of employment and residential development especially at the south end of the road. Cllrs viewed the application documents and felt that the large blank elevation facing onto the street scene would have detrimental impact on the character of the street and on the residential properties opposite. The proposed building projects further forward than the majority of the street building line, and the large blank elevation would be prominent and overbearing.

The proposal is architecturally lacking and provides no street interest and substantial areas of 'dead space'.

This application is a clear deviation of the previously approved scheme which included some glazing to the front, and a more active street frontage whereas this proposal includes a large blank western elevation.

Cllrs also noted that there was no landscape plan associated with this application.

Cllrs wish it noted that Marden Parish Council also refused application 21/506173/FULL for which Cllrs comments were as follows: *In principle Cllrs support development that encourages employment. However, due to its bulk, size and form, together with being significantly closer to the highways in relation to the existing building and the neighbouring warehousing, Cllrs recommend refusal as does not fully comply to MNP Policy BE1. Cllrs also felt that the largely blank façade is out of keeping with other neighbouring modern buildings and detrimental to the street scene. If MBC are minded to approve Cllrs wished to see an enhanced landscaping scheme put in place.*

Cllrs concerns with regards to the bulk, size and form of the building remain, but accept that the 'principle' has largely been established. We do however strongly feel that the visual impact on this proposal is a substantial deviation from the previously approved proposal, and is substantially worse.

Cllrs therefore recommend refusal as contrary to Marden Neighbourhood Plan Policy BE1 (Local Character). Cllrs would wish this to go to Committee if MBC is minded to approve.

#### 23/504966/FULL – Land Rear of The Taj of Kent, Church Green, Marden

Section 73 – Application for Minor Material Amendment to approved plans condition 2 (roof outline and styling changes to elevations) and variation of condition 6(iv) (zinc cladding to roof dormers, as this material has now been removed from scheme) pursuant to

22/504747/FULL (Erection of 4 dwellings)

No objection to this application for minor material amendment.

### **LISTED BUILDING CONSENT**

#### 23/504896/LBC – Johns Hairdressers, 5 High Street, Marden

Listed Building Consent for the demolition of part flat roofed rear extension and replace with the erection of a pitched roof single storey rear extension including internal alterations

This item was discussed at the same time as 23/504895/FULL and the same comments apply.

23/505051/LBC – Square Oast, Gatehouse Farm, Hunton Road, Marden

Listed Building Consent to install log burning stove/flue system in ground floor living room, through the ground floor ceiling, into 1<sup>st</sup> floor bedroom and out through external brick wall.

To reduce height of flue, add an extractor fan.

Cllrs raised no objection.

**SUBMISSION OF DETAILS**

23/504885/SUB – Land Rear of The Taj of Kent, Church Green, Marden

Submission of details of condition 3 (Archaeological Site Specific Details) of application 22/504747/FULL

Cllrs raised concern over the lack of a plan of how the site and access is managed in relation to the close proximity of businesses and properties to the site in regard to pre-build activity.

**LAWFUL DEVELOPMENT CERTIFICATE**

23/504937/LDCEX – Bens Oak, Goudhurst Road, Marden

Lawful Development Certificate (existing) for use of agricultural land as domestic garden  
Noted.

**OTHER**

23/505009/ENVSCR – Monks Lakes Fisheries, Staplehurst Road, Marden

EIA Screening Opinion – Proposed development of self-catering tourist lodges and glamping pod accommodation and associated work including the draining and re-purposing of 3 existing match fishing lakes.

Noted.

**142/23 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 16<sup>th</sup> 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),

No further information had been received at the time of the meeting. The Clerk would report to the next meeting if details had been received.

**143/23 MBC DECISIONS & APPEALS**

**Decisions**

23/504306/LAWPRO – 14 Lucks Way, Marden

Lawful Development Certificate for proposed demolition of existing conservatory and construction of single storey rear extension.

MPC: Noted

MBC: Granted

23/504072/SUB – Little Cornwells, Goudhurst Road, Marden

Submission of details to discharge conditions 2 (biodiversity scheme) and 3 (surfacing material) of planning application 22/504812/FULL

MPC: Noted

MBC: Granted

23/503918/LBC – Bridge House, High Street, Marden

Listed building consent for internal and external alterations including replacement of gas fired boiler heating system. Re-configure existing first floor bathroom with two ensuite bathrooms. Install new kitchen units and worktops into existing kitchen space. Re-wire Bridge House together with additional internal lighting and power sockets. Re-furbish existing external joinery and modify drainage to accommodate waste water.

MPC: Noted

MBC: Granted

**Decisions outside Marden Parish**

No decisions received outside Marden parish.

### **Appeals**

No new appeals received.

### **144/23 OTHER PLANNING ISSUES:**

#### **MBC Planning Committee**

The next MBC Planning Committee meeting is on 14<sup>th</sup> December 2023.

#### **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)

#### **Marden Conservation Area Consultation**

Maidstone Borough Council are proposing to commence the above consultation early December with public open days end of January.

### **145/23 MARDEN NEIGHBOURHOOD PLAN**

Cllrs are waiting to receive update from MBC on the MNP review draft. Once this is received a meeting will be arranged with the MNP Steering Group.

### **146/23 INVOICES FOR PAYMENT:**

The following invoices were submitted for payment:

Marden Memorial Hall – Office rent, hall hire and cleaning - £427.15

Kent Playing Fields Association – Annual Subscription - £20.00

Anne Boswell – Food Hygiene Training - £21.60

Howland Electrical – PAT Testing - £175.20

Cllrs agreed invoices and Cllrs Tippen and Turner 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:**

*Member of the public left the meeting.*

### **147/23 ENFORCEMENT**

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

No new enforcement reported.

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

Tree and hedge planting was taking place at Vicarage Fields following recent enforcement.

The meeting closed at 9.23pm

Signed:

Date: 5<sup>th</sup> December 2023

Cllr Turner, Chairman, Marden Planning Committee  
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