



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 4th OCTOBER 2022 IN THE PARISH OFFICE MEETING ROOM,
MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT
7.30PM**

086/22 PRESENT:

Cllrs Adam, Robertson, Tippen and Turner (in the Chair). The Deputy Clerk was also in attendance.

087/22 APOLOGIES:

Cllrs Boswell, Gibson, Newton and Stevens had given their apologies prior to the meeting. Cllr Besant and the Clerk also gave their apologies.

Cllr Burton was absent.

The Deputy Clerk took the minutes in the Clerk's absence.

088/22 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 6th September 2022 were agreed and signed as a true record. There was no Planning Committee meeting held on 20th September 2022 due to the mourning period for HM Queen Elizabeth II.

089/22 CLLR INFORMATION

Declarations of Interest

Cllr Tippen declared an interest in item number 092/22 Planning Applications outside of Marden Parish: Land North of Little Cheveney Farm, Sheephurst Lane (Collier Street Parish) as a neighbour of the site. Cllr Tippen had also been communication with our Kent County Councillor regarding this.

Granting of Dispensation

There were no requests for granting of dispensation

090/22 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance for this meeting.

091/22 PLANNING APPLICATIONS WITHIN MARDEN PARISH

22/502824/FULL – Pond Cottage, Maidstone Road

Amended plan received - Erection of a two storey extension

Cllrs wished to reiterate previous comments and noted the Planning Officer's recommendation regarding the fenestration which appears to have been ignored.

22/503495/FULL – Spring Grove House, Spring Grove, Goudhurst Road

Installation of 10 ground mounted solar panels

Cllrs raised no objection but noted that the proposed array appears to be located close to a number of tall trees which may reduce its effectiveness.

22/504161/LBC – White Cottage, Battle Lane

Listed Building Consent for the removal of the existing plastic guttering and downpipes on the Southwest corner of house and replace with cast iron guttering and downpipes in black. Removal of downpipe on the northwest corner of the house, the southwest corner of the house.

Cllrs recommended approval.

22/504232/FULL – The Grange, Maidstone Road

Section 73 – Application for minor material amendment to approved plans condition 2 (to allow change of building for storage of ancillary equipment) pursuant to 22/502481/FULL for installation of 40 panel ground-mounted solar array.

Cllrs raised no objection.

22/504241/FULL – Oakhurst, Stilebridge Lane

Section 73 – Application for variation of condition 3 (change from timber cladding to composite wood), condition 21 (ecological enhancements moved from caravans to the wider site), and condition 24 (change from renewable energy to energy efficiency measures) pursuant to 19/500271/FULL for the change of use of land for the stationing of 18 holiday caravans with associated works including layout of hard standing and bin store.

Cllrs discussed the conditions separately as follows:

Condition 3 - Cllrs raised no objection to the materials being proposed or the colours but wished to see the remainder of the existing condition maintained.

Condition 21 - Cllrs raised no objection.

Condition 24 - Cllrs objected to the proposed amendment as the existing condition does not preclude the caravans being purchased to meet BS3632 - this is not a substitute for using renewable or low carbon sources of energy. Therefore, the proposal does not comply with the Marden Neighbourhood Plan Policy BE3.

22/504246/FULL – Bridgelands Cottage, High Street

Erection of a single storey rear extension

Cllrs raised no objection subject to the Conservation Officer being satisfied that the larger extension does not have a detrimental impact on the character of the listed building.

22/504257/FULL – 1 Rose Villas, Goudhurst Road

Erection of a single storey rear and side extensions (revised scheme to 21/501509/FULL)

Cllrs raised no objection.

22/504376/NMAMD – Great Thorn Farm, Marden Thorn

Non-material amendment for application 22/500897/FULL for alteration to external materials removing external cladding and increasing external brickwork

Cllrs recommended approval as felt that the design is an improvement to front and rear elevations.

22/504395/LAWPRO – 1 Old Pond Cottage, Howland Road

Lawful Development Certificate for proposed single-storey rear extension

Cllrs noted application as MBC had already refused the lawful development certificate.

22/504399/FULL – 6 Pioneer Avenue

Erection of a single storey rear extension

Cllrs raised no objection.

22/504428/LAWPRO – Mount Pleasant House, Maidstone Road

Lawful Development Certificate (Proposed) for erection of a single storey rear extension
Cllrs noted.

092/22 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

22/501335/FULL – Land North of Little Cheveney Farm, Sheephurst Lane (Collier Street Parish)

Amended and additional information – Installation of a renewable energy led generating station comprising of ground-mounted solar arrays, associated electricity generation

infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

Cllrs note the revised Construction Traffic Route as advised in the KCC Highways letter dated 30th September. If this is incorporated into the Construction Traffic Management Plan, Marden Parish Council agreed that it would withdraw its previous objection.

22/02773/FULL – Land at Bockingfold Farm, Maidstone Road, Horsmonden (Tunbridge Wells Borough Council)

Installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with inverter/transformer units, control house, substation, onsite grid connection equipment, storage containers, site access, access gates, internal access tracks, security measures, other ancillary infrastructure, and landscaping and biodiversity enhancements.

Cllrs noted.

093/22 MBC DECISIONS & APPEALS

Decisions

Decisions received from MBC will be reported at the next Planning Committee meeting.

Decisions outside Marden Parish

Decisions received from MBC will be reported at the next Planning Committee meeting.

Appeals

Appeal date information received for Land South of Tanner Farm Caravan Park, Goudhurst Road against Enforcement action (without planning permission change of use of land to a recreational use).

The appeal day for the above application had been set for 11th October 2022 (for two days) to be held at Maidstone Town Hall.

MBC Planning Committee

The next MBC Planning Committee meeting is 20th October 2022. No agenda for this meeting had been published at the current time.

094/22 OTHER PLANNING ISSUES:

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)

No further information had been received other than the hearing had been deferred following further documentation received from MBC.

MBC Planning and Infrastructure Policy Advisory Committee Meetings

Next meeting is scheduled for 17th October (5th October meeting cancelled). Cllrs noted.

095/22 MARDEN NEIGHBOURHOOD PLAN

The meeting scheduled for 17th September was cancelled. Cllrs discussed and agreed to arrange a meeting on Saturday 5th November. The Clerk was asked to check to see if the John Banks Hall is available with a provisional time of 9.30am till 11.30am and will confirm with Cllrs.

096/22 INVOICES FOR PAYMENT:

Salary payments had been submitted to the meeting for payment:

Employees – October Salaries - £6,039.78

TOTAL: £6,039.78

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

097/22 ENFORCEMENT

No new or updates on enforcement had been received therefore Part II confidential meeting was not required.

There being no further business the meeting closed at 8.55pm

Date: 18th October 2022

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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