



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 21ST MARCH 2023 IN THE OLD SCHOOL ROOM, MARDEN
MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

194/23 PRESENT:

Cllrs Boswell, Newton, Robertson, Tippen and Turner (in the Chair). Borough Councillor, Claudine Russell, Cllr Matt Besant and the Deputy Clerk was also in attendance. There were five members of the public present. One member of the public arrived late.

195/23 APOLOGIES:

Apologies were received from Cllrs Adam, Burton and Gibson. The Clerk also gave her apologies.

In the Clerk's absence the Deputy Clerk took the minutes.

196/23 APPROVAL OF PREVIOUS MINUTES:

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

197/23 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

198/23 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Two members of the public wished to speak on the first item of 199/23 which was 21/503412/FULL – Marden Sports Club, Maidstone Road, Marden. The Chair continued to the next agenda item.

199/23 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS AND LISTED BUILDING CONSENT

21/503412/FULL – Marden Sports Club, Maidstone Road, Marden

Erection of 8 full masts and 4 lower masts floodlighting to serve the sports pitches (Additional information).

Cllrs viewed the amended plans and discussed further.

Cllrs agreed nothing has been done on the requests made from the previous MPC comments.

Cllrs have studied the additional information supplied relating to lighting and noise and consider that this information does not demonstrate conformity with Marden Neighbourhood Plan Policy BE2 Residential Amenity.

The lighting spill covers a very wide area in the open countryside and has a detrimental impact on all residents in the area as well as on the biodiversity of the area. There has been no assessment or consideration of the cumulative impact of the additional lighting on the countryside.

The noise assessment is very limited. Noise from the Sports Club, which is not just the sound of cricket and hockey balls, but players and spectators as well can be heard up to half a mile away in the village centre south of the railway line. The noise assessment should take into account all the noise generated by the Sports Club and cover a much larger area especially south of the railway line.

Cllrs also understand that it is proposed to increase the hours of lighting to 10.00pm. This will have a detrimental effect on a large proportion of the village south of the railway line and not just the local residents.

The increased use of the hockey pitches and tennis courts in the evening will also generate additional unsustainable traffic movements.

With regard to Marden Neighbourhood Plan Policy NE4 Biodiversity and Habitats, Cllrs note that neither a biodiversity or ecological survey has been carried out. With the increased lighting and the proposed longer opening hours, this will have an even greater impact on wildlife not only in the nearby ancient woodland but the interconnecting corridors such as the private woods in Appledown Grange, Marden Cemetery, etc. Any changes to light levels will have a detrimental effect on its flora, fauna and amenity value. No report has been produced to demonstrate that there will not be an ecological impact. The applicant has not demonstrated conformity with Marden Neighbourhood Plan Policy NE3 Landscape Integration, there is lack of detail regarding the proposed acoustic fence.

Until such information is forthcoming, Cllrs reserve the right to further comment and if information is not produced Cllrs agree to recommend refusal. If the Officer is minded to approve this application, the Parish Council wish it to go to Committee.

Six members of the public and Borough Councillor, Claudine Russell left after this item.

23/500940/FULL – Oakleigh, Thorn Road, Marden

Proposed loft conversion including hip to gable roof extension and raising of part of existing roof, installation of 2 front dormers, 4 rooflights, removal of 2 chimney stacks and alterations to fenestration.

Cllrs raised no objection.

23/500978/FULL – Beech Cottage, Plain Road, Marden

Demolition of existing conservatory and erection of replacement conservatory.

Cllrs raised no objection.

23/500990/FULL – Stilebridge Barn, Maidstone Road, Marden

Demolition of brick archway to side and greenhouse. Erection of thicker external walls, insertion of replacement windows, doors and roof lights (Retrospective). Erection of a detached double garage.

Cllrs raised no objection.

23/501115/FULL – Turkey Farm House, Goudhurst Road, Marden

Insertion of 3 dormer windows to eastern elevation, existing roof covering to be replaced, replace existing dormer windows on west elevations and windows, two second floor windows to north and south elevations.

Cllrs raised no objection.

23/501116/LBC – Turkey Farm House, Goudhurst Road, Marden

Listed Building Consent for external alterations including insertion of 3 dormer windows to eastern elevation, existing roof covering to be replaced like-for-like Kent peg tiles, replace timber windows to existing dormers (to west elevation) with white painted timber cottage style casement windows. Replace second floor south elevation window with like-for-like and white painted timber cottage bar style casement window to the north elevation window. Internal alterations to second floor loft space including removal of walls and doors for bedroom and shower room reconfiguration.

Cllrs raised no objection subject to the satisfaction of the Conservation Officer.

SUBMISSION OF DETAILS

23/501034/SUB – Mount Pleasant Farm, Maidstone Road, Marden

Submission of details to discharge condition 4 (biodiversity scheme) of planning application 22/505829/FULL

Cllrs raised no objection.

Bridgelands Cottage, High Street, Marden

23/501160/SUB – Submission of details to discharge condition 3 (watching brief) of planning permission 22/504246/FULL

CLRs noted.

23/501162/SUB – Submission of details to discharge condition 5 (external joinery) of planning application 22/501809/LBC

CLRs raised no objection subject to the satisfaction of the Conservation Officer.

23/501181/SUB – Submission of details to discharge condition 3 (existing windows and doors schedule) of application 22/504638/LBC

CLRs raised no objection subject to the satisfaction of the Conservation Officer.

23/501161/SUB – 4 Ramsden Way, Marden

Submission of details to discharge condition 4 (biodiversity scheme) of planning application 22/504074/FULL

OTHER**23/500884/LDCEX – Tanner Farm Caravan Park, Goudhurst Road, Marden**

Lawful Development Certificate (Existing) Breach of condition 5 of planning permission 87/1718 and breach of conditions 6 & 7 of planning permission 93/1450 for a period in excess of 10 years.

CLRs noted.

23/501100/PNQCLA – Chain Dene Farm, Tilden Lane, Marden

Prior notification for the change of use of agricultural building and land within its curtilage to 1 dwelling and associated operational 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 dwellinghouse.

CLRs note this application. However, CLRs note that the current flood risk assessment recommends that the proposal has an internal floor level 300mm above existing ground level but no plans have been submitted to show this detail.

200/23 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No planning applications received outside of Marden parish.

201/23 MBC DECISIONS & APPEALS**Decisions****23/500514/NMAMD – Staplehurst Transits, Staplehurst Road, Marden**

Non-material amendment to application 22/503981/FULL for replacement and relocation of fuel tank

MPC: Noted

MBC: Satisfied that the above amendments to the relevant planning permissions are not material.

Decisions outside Marden Parish

There were no decisions received with referred to applications outside of Marden parish.

Appeals**21/500398/FULL – Land adjacent to Highfield House, Maidstone Road**

Erection of 5 bespoke dwellings and the ability to provide a footpath link to Marden Cricket and Hockey Club, together with associated access and landscaping.

MPC: Refused

MBC: Refused

Appeal Decision: Dismissed

APP/U2235/C/22/3293462 & APP/U2235/C/22/3293468:

Tanner Farm Caravan Park, Goudhurst Road, Marden

Linked appeals against Enforcement Notice/Breach of Conditions Notice – Without planning permission, the change of use of land to a recreational use (Sui Generis). The site shall only be used as a touring caravan and camp site shall not be used for the permanent stationing of caravans, mobile homes, caravanettes or tents.

Date of Appeal: 4th April 2023

This was noted by Cllrs.

MBC Planning Committee

The next MBC Planning Committee meeting is 23rd March 2023.

202/23 OTHER PLANNING ISSUES:

Maidstone Borough Council Local Plan

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

MBC Planning and Infrastructure Policy Advisory Committee Meetings

Next meeting 30th March 2023.

MBC – Gypsy, Traveller and Travelling Showpeople DPD Consultation

Cllrs discussed each question and Cllr Turner completed the answers on the hard copy. Cllr Turner is attending a KALC meeting on 27 March where there will be a presentation on this subject. The questionnaire will be signed off at the Full Council meeting on 11 April to allow for any other matters identified at the KALC meeting to be included in the response.

Closing date: 17th April 2023

203/23 MARDEN NEIGHBOURHOOD PLAN

There were no further updates for the Neighbourhood Plan and this continues to be a work in progress.

204/23 INVOICES FOR PAYMENT:

There were no invoices for payment.

There was no enforcement updates, therefore the meeting was not closed to the public.

205/23 ENFORCEMENT

New/Reported Alleged Enforcement

No new or reported enforcement brought to the attention of the Council.

MBC Update on Enforcement

No updates had been received.

There being no further business the meeting closed at 21.20.

Date:

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

01622 832305 / 07376 287981 / clerk@mardenkent-pc.gov.uk / www.mardenkent-pc.gov.uk