



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 6TH AUGUST 2024 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

051/24 PRESENT:

Cllrs Adam, Boswell, Gibson, Newton, Rabot, Tippen and Turner were present. The Clerk and four members of the public were also in attendance.

052/24 APOLOGIES:

Cllr Besant gave his apologies.

In the absence of the Chairman Cllr Turner, as Vice-Chairman, took the chair.

053/24 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 2nd July 2024 which were duly signed as a true record.

054/24 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

055/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

The four members of the public were in attendance regarding the appeal. The Chairman proposed, and Cllrs agreed, to bring Item 058/24 Appeals forward.

058/24 MBC DECISIONS & APPEALS

Appeals

23/505406/PNQCLA – 2 The Lambing Shed, Blue House Farm, Battle Lane, Marden

Residents were in attendance to inform Cllrs of their response to the appeal on the above application. It was noted that no mention had been made in the Statement of Case of the non-designated heritage asset (NDHA).

Cllrs heard the detailed report from the residents and Cllrs proposed, and agreed, to submit a further representation due to the fact that the NDHA had not been mentioned in the Appellant's Statement of Case as detailed in the informative of the MBC decision notice.

19:54 4 residents left the meeting

056/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

24/503064/FULL – 1 Jasmine Villas, Goudhurst Road, Marden

Loft conversion with L-shaped dormer to rear elevation and 2 rooflight windows to front elevation.

Cllrs raised no objection.

OUTLINE APPLICATION

24/502836/OUT – Land South of Howland Road, Marden

Outline application (access and scale sought) for erection of 9 1, 2 and 3 bedroom dwelling houses (submitted as affordable dwelling houses for local people under the Rural Exception Policy).

Cllrs are encouraged to see a proposal come forward for local needs housing and, in principle, agree that LNH is required in the parish. However, we note from the Design and Access Statement that key policies referred to are out of date from the NPPF, Maidstone Core Strategy (adopted Local Plan). Also, Marden Neighbourhood Plan applicable policies have not been referenced.

A detailed analysis of the most recent Local Housing Needs Assessment in Marden undertaken in 2022 has not been given to support the number, type and tenure of the dwellings.

There are no detailed assurances of who would manage the process of the local needs housing set out in paragraph 45 of the Design and Access Statement or to assure the stated objectives of how the local needs housing is to be maintained. Further assurances have not been given as to these dwellings being in perpetuity.

The site is outside the village envelope, separated from all the village amenities and there is no adequate pedestrian access to and from the site. The PROW KM276 linking the site to the village is very narrow, has an unsuitable surface and unusable in poor weather due to waterlogging and flooding and cannot be considered a viable pedestrian route. The same applies to a pedestrian route from the site along Howland Road, around the bends, to the start of the footways unsafe. The applicant states that they would upgrade the PROW but on viewing the plans this is outside the blue and red boundary of the site.

In terms of cycle access via Howland Road, around the bends, is equally hazardous. This makes the site effectively car dependant despite its close proximity to the village.

Cllr also have very serious reservations of the design but this is outside the scope of this application at this stage.

Despite being in conformity with Marden Neighbourhood Plan Policy In5 – Affordable Housing on Rural Exception Sites - the application as it stands is unwholly inadequate and therefore Cllrs can only recommend refusal due to it not being in conformity to Marden Neighbourhood Plan Policy BE2 – Residential Amenity and Policy In2 – Sustainable Travel;

If Maidstone Borough Council are minded to approve Cllrs wish this to go to Committee.

SUBMISSION OF DETAILS

24/5-2868/SUB – Bens Oaks, Goudhurst Road, Marden

Submission of details pursuant to conditions 2 (Biodiversity Enhancement Scheme), 3 (Garage Door Joinery Details) and 4 (Surface Water Drainage Details) of application 24/500316/FULL

Details of the existing on-site surface water drainage network which is stated the driveway channel drain is connected to is not shown on the submitted plans. Therefore, Cllrs feel that condition 4 has not been met.

Conditions 2 and 3 are noted.

24/502877/SUB – Great Thorn Farm, Marden Thorn, Marden

Submission of details pursuant to condition 3 (External Surfaces Materials) of application 22/500897/FULL

Noted

24/502958/SUB – Hammons Court, Plain Road, Marden

Submission of details to discharge condition 2 – Enhancement of Ecology, subject to 24/501904/FULL

Noted

OTHER APPLICATIONS24/503022/ELEC – Oakhurst, Stilebridge Lane, Marden

Installation of two new stay wires and a high voltage underground cable

Noted

24/503060/LAWPRO – Willows Business Park, The Willows, Pattenden Lane, Marden

Lawful Development Certificate for proposed change of use of existing (granted permission for B1(a)) office floor space to be used as a barbershop under Class E

Cllrs noted the application. However, it was raised that mention was made to a supporting letter in the Application Form but this was not on the planning portal. Cllrs requested site of this for information.

057/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:24/501640/PROW – Land North of Little Cheveney Farm, Sheephurst Lane, Marden

Request for footpath KM248/2 to be diverted under s257 of the Town and Country Planning Act 1990. *(Details not available on MBC Planning Portal at time of issuing agenda)*

Cllrs agreed to remove this from the agenda until documents have been received..

058/24 MBC DECISIONS & APPEALS**Decisions**

The following decisions were received:

24/502053/FULL – 3 Primrose Close, Marden

Erection of a single storey side and rear extension

MPC: Noted

MBC: Granted

24/502443/TCA: 4 West End Cottages, West End, Marden

Conservation Area notification for 2 x (T1 and T2) mature lime Trees- all round crown reduction to 2m with final measurement of 4.5m and 1 x (T3) mature holly Tree - all round crown reduction by up to 2m with final measurement of 4.5m with a 50cm crown to reduce overhang into the neighbouring pub garden, free up the telephone lines and ensure sufficient clearance from buildings.

MPC: No objection

MBC: Raised no objection

24/502292/PNQCLA: Cannon Farm, Thorn Road, Marden

Prior notification for change of use of a building and land within its curtilage from agricultural to 1no. dwellinghouse 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 dwellinghouses.

MPC: Noted

MBC: Granted

24/502096/FULL: Chain Dene, Tilden Lane, Marden

Erection of single storey orangery side extension, two storey side and rear extensions, front and rear porches, and conversion of loft into habitable space, including increase in roof ridge height and 12no. dormers.

MPC: Refused

MBC: Refused

24/502174/LAWPRO: Chambers Farmhouse, Underlyn Lane, Marden

Lawful Development Certificate for the proposed erection of 1.8m high vehicle gate, 1.2m high kissing gate and 1m high fencing.

MPC: Noted

MBC: Approved

501298/FULL: Dunbar, Thorn Road, Marden

Erection of single storey first floor rear extension.

MPC: No objection

MBC: Granted

24/502111/PNQCLA: Grene Trest, Goudhurst Road, Marden

Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. dwellinghouse and associated operation 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 dwellinghouses.

MPC: Noted

MBC: Refused

24/501904/FULL: Hammons Court, Plain Road, Marden

Erection of detached building to accommodate double bay garage and ancillary accommodation.

MPC: No objection

MBC: Granted

24/502036/SUB: Horlands Farm, Summerhill Road, Marden

Submission of details to discharge condition 3 – Site Development Scheme, Subject to

23/505505/FULL

MPC: Noted

MBC: Approved

24/502398/FULL: Manor Farm House, Battle Lane, Marden

Conversion of existing outbuilding into habitable space to be used as a Gym with shower room for incidental use of the main dwellinghouse.

MPC: No objection

MBC: Refused

24/502399/LBC: Manor Farm House, Battle Lane, Marden

Listed Building Consent for the conversion of existing outbuilding into habitable space to be used as a Gym with shower room for incidental use of the main dwellinghouse.

MPC: No objection

MBC: Refused

24/502271/SUB: Manor Farm House, Battle Lane, Marden

Discharge Of Condition 5 - Landscaping Scheme of Application 24/501018/FULL

MPC: Noted

MBC: Approved

24/502223/TCA: Marden Stores, Church Green, Marden

Conservation area notification: Remove one Horse-Chestnut tree.

MPC: Refused

MBC: Raised objection: Tree Preservation Order (TPO) to be made.

24/502306/FULL: Toad Hall, Stanley Road, Marden

Demolition of existing garage and conservatory and erection of single storey rear extension.

MPC: No objection

MBC: Granted

23/503107/LBC: Turkey Farm House, Goudhurst Road, Marden

Listed Building Consent for retention of 3 x Slimlite 12mm double-glazed accoya timber casement windows (Ovolo) with high-quality softwood surrounding frames to existing dormers, namely Windows W2-W4, and also 2 x Slimlite 12mm double-glazed accoya timber casement windows (Ovolo) with high-quality softwood surrounding frames to existing gable ends, namely Windows W1 and W5 (works completed); and for proposed installation of 15 x replacement single glazed, timber casement windows (Ovolo) with both casements and surrounding frames constructed from high-quality untreated softwood, namely Windows W6-W20, including removal of modern infill masonry beneath Windows W10, W11, W17 and W18.

MPC: Noted

MBC: Granted

24/501069/FULL: 62 Sovereigns Way, Marden

Erection of new dwelling house and erection single storey rear extension to the host dwelling including erection of 2no. cycle sheds.

MPC: Refused

MBC: Granted

Decisions outside Marden Parish

The following decision was received:

23/502956/FULL: Cocklewood Farm, Five Oak Lane, Staplehurst

Demolition of an existing agricultural workers dwelling within an ancient replanted woodland, and erection of a new replacement agricultural workers dwelling elsewhere on Cocklewood Farm (Resubmission 23/500231/FULL).

MPC: Refused

MBC: Refused

Appeals23/505406/PNQCLA – 2 The Lambing Shed, Blue House Farm, Battle Lane, Marden

Residents were in attendance to inform Cllrs of their response to the appeal on the above application. (see beginning of meeting).

059/24 OTHER PLANNING ISSUES:**MBC Planning Committee**

Cllrs to note the next MBC Planning Committee meeting is on 22nd August 2024.

MBC Consultation – Local Cycling and Walking Infrastructure Plan:

Cllrs agreed to view personally and respond.

060/24 MARDEN NEIGHBOURHOOD PLAN

The meeting arranged with MBC for 5th August was cancelled and would be rescheduled within the next few weeks.

061/24 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Graham Carey – grounds maintenance - £566.00

August salaries and HMRC payments - £10,828.41

Stanleys Garage – fuel and misc. - £225.46

MaryJane Stevens – play scheme workshop - £100.00

Castle Water – public conv. Water supply - £8.64

Cloudy IT – monthly IT support - £225.60

Total: 11,954.11

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

Payments made between meetings:
Play Scheme staff salaries - £5,007.68
Authorised by Cllrs Tippen and Turner.

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:

062/24 ENFORCEMENT

New/Reported Alleged Enforcement

One item was brought to the attention of Cllrs for noting

MBC Update on Enforcement

Report received from MBC on outstanding alleged enforcement.

There being no further business the meeting closed at 9.10pm

Signed:

Date:

Cllr Besant, Chairman, Marden Planning Committee
Marden Parish Council, Parish Office, Goudhurst Road, Marden
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