



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 14TH MAY 2024 IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

Cllr Besant, as Vice-Chairman, took the chair for the first item of the agenda.

001/24 ELECTION OF CHAIRMAN:

Following this Cllr Boswell proposed, and Cllr Tippen seconded, that Cllr Besant be elected Chairman for the forthcoming Council year. All in favour.

Cllr Besant accepted the role of Chairman and took over the remainder of the meeting.

002/24 ELECTION OF VICE-CHAIRMAN:

Cllr Boswell proposed, and Cllr Tippen seconded, that Cllr Turner be elected as Vice-Chairman for the forthcoming year. All in favour.

Cllr Turner accepted the role of Vice-Chairman.

003/24 PRESENT:

Cllrs Adam, Besant (as Chairman), Boswell, Gibson, Newton, Rabot, Tippen and Turner were in attendance. The Deputy Clerk was also present.

004/24 APOLOGIES:

The Clerk had given her apologies.

In the Clerk's absence the Deputy Clerk was in attendance to take minutes.

005/24 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 30th April 2024 were agreed and signed as a true record.

006/24 CLLR INFORMATION

Declarations of Interest

The agent for 24/501824/LBC – John's Hairdressers, 5 High Street, Marden is Mr Derek Hudson who is also contracted under Marden Parish Council in regard to the changing room refurbishment but this is unrelated.

Granting of Dispensation

There were no requests for dispensation.

007/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were four members of the public in attendance for 24/501/824/LBC – John's Hairdressers, 5 High Street, Marden.

The Chairman proposed to bring forward this planning application for discussion and Cllrs agreed.

LISTED BUILDING CONSENT

24/501824/LBC – John's Hairdressers, 5 High Street, Marden

Listed Building Consent for internal alterations and repairs including raising floor height in dining area/lobby and toilet and relocation of bathroom.

Neighbouring residents attended the Parish Council planning meeting and raised a number of issues relating to the application. Firstly, it appears that they, as property owners of parts of

the area within the redline, were not notified correctly of the application by Notice, and as such, that Certificate B should have been designed within the Application Form. Secondly, properties neighbouring the site directly have also not been consulted directly by MBC.

Although Councillors did not object in principle to the proposals from a Listed Building Consent perspective, they felt that the application contained a lack of information to establish what, if any, substantial materials/fabric changes were being made to the building.

Councillors would therefore like to reserve the right to comment further on this application when the correct Notices have been served, the application revalidated, and when further details are made available with regards to internal changes to the Listed Building.

20.06 *Four members of the public left the meeting.*

008/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

24/501698/FULL – Chevening Cottage, 1A Campion Way, Marden

Erection of a single storey side/rear extension.

Cllrs raised no objection.

24/501723/FULL – 1 Chainhurst Cottages, Dairy Lane, Marden

Demolition of existing lean-to extension and erection of new single storey rear extension.

Cllrs raised no objection.

OTHER APPLICATIONS

24/501925/TCA - The Limes, West End, Marden

Conservation area notification: Re-pollard two Lime trees; Fell one Goat Willow, flushing stump low to ground level and Eco-Plug to prevent re-growth, chip and remove all arisings and leave a clean and tidy site.

Cllrs raised no objection.

009/24 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 meeting so item would be deferred.

24/501196/FULL – Land to the South of Sheephurst Lane, Marden (Collier Street PC)

Creation of a switching station with associated apparatus, plant room, 2 substations and access road from Sheephurst Lane.

Cllrs noted.

010/24 MBC DECISIONS & APPEALS

Decisions

The following decisions had been received from MBC:

24/500073/SUB - Blue House Farm, 3 The Lambing Shed, Battle Lane Marden

Submission of details pursuant to condition 3 (Site development plan) of application

23/504561/FULL

MPC: Noted

MBC: Approved

24/501480/AGRIC - Great Cheveney Farm, Goudhurst Road, Marden

Prior notification for proposed farm track to facilitate movement of fruit from Orchards. For its prior approval to siting and means of construction of the private way.

MPC: Noted

MBC: Prior Approval is not required.

23/505505/FULL – Horlands Farm, Summerhill Road, Marden

Change of use from agricultural to secure dog walking exercise field with permeable hardstanding car park, erection of new and replacement fences and gates (Retrospective)

MPC: No objection

MBC: Approved

24/501011/LAWPRO – Plain Oast, Plain Road, Marden

Lawful Development Certificate for the proposed erection of oak framed outbuilding comprising of home office and gym space, garden storage and games area.

MPC: Noted

MBC: Refused

24/500521/FULL - Pond Oast, Tanner Farm, Goudhurst Road, Marden

Relocation of 2 roof lights and erection of a boundary wall.

MPC: Refused

MBC: Refused

24/500522/LBC – Pond Oast, Tanner Farm, Goudhurst Road, Marden

Listed Building Consent for relocation of 2 roof lights and erection of a boundary wall

MPC: Refused

MBC: Refused

24/500765/FULL – The Barn, Great Cheveney Farm, Goudhurst Road, Marden

Insertion of 4 conservation roof lights

MPC: No objection

MBC: Refused

24/500766/LBC – The Barn, Great Cheveney Farm, Goudhurst Road, Marden

Listed Building Consent for internal alterations to include the reconfiguration of the ground and first floor levels, removal and erection of internal walls, creation of vaulted ceilings and insertion of 4 conservation roof lights.

MPC: No objection subject to Conservation Officer's agreement

MBC: Refused

24/501009/PNQCLA – The Nurseries, Staplehurst Road, Marden

Prior notification for the change of use of a building and any land within its curtilage from agricultural to Prior notification for the change of use of existing agricultural building to one residential dwelling 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 (dwellinghouse) - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouse dwellinghouses and associated operation development.

MPC: Noted

MBC: Prior Approval is not required.

23/504045/FULL – The Old Post Office, High Street, Marden

Section 73 - Application for removal of condition 5 (no cooking processes/hot food preparation on site) pursuant to 17/504389/FULL - Change of use of existing redundant post and sorting office to cafe and shop, including the demolition of existing outbuilding and erection of a single storey rear extension, rooflights to rear roof slope and alterations.

Formation of self-contained flat in roof space of existing dwelling and installation of air conditioning units.

MPC: No objection

MBC: Approved

Decisions outside Marden Parish

No decisions received outside of Marden Parish.

Appeals

No new appeal information received.

011/24 OTHER PLANNING ISSUES:**MBC Planning Committee**

The next MBC Planning Committee meeting is on 23rd May 2024.

MBC Local Plan

There were no updates for Marden parish but there have been two judicial reviews applied for in other areas.

012/24 MARDEN NEIGHBOURHOOD PLAN

There were no further updates on the Marden Neighbourhood Plan for this meeting.

013/24 INVOICES FOR PAYMENT:

The following invoices for payment were submitted to the meeting:

Paddock Wood Advisory Centre – Donation (as agreed at APCM) - £250.00

Castle Water – Water Supply – Public Conveniences - £2.58

Castle Water – Water Supply – Public Conveniences - £10.72

Alison Hooker – Office Postage - £10.80

TOTAL: £274.10

Cllrs agreed invoices and Cllrs Adam 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:

014/24 ENFORCEMENT**New/Reported Alleged Enforcement**

There were two enforcement issues reported to Cllrs.

MBC Update on Enforcement

There were no updates on enforcement from MBC.

There being no further business the meeting closed at 20.38.

Signed:

Date:

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