



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 20TH AUGUST 2024 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

063/24 PRESENT:

Cllrs Adam, Newton, Rabot, Tippen and Turner (arrived at 7.40pm during item 070/24 appeal discussion) were present. The Clerk, Cllr Dobinson and one member of the public was also in attendance.

064/24 APOLOGIES:

Cllrs Besant, Boswell and Gibson gave their apologies.

In the absence of the Chairman Cllr Adam took the chair until the Vice-Chairman arrived.

065/24 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 6th August 2024. The Chairman signed the minutes as a true copy.

066/24 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for granting of dispensation.

067/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

The member of the public was in attendance for item 070/24 (Appeal at Copper Lane/Albion Road). The Chairman proposed and Cllrs agreed to move the item to the next item.

070/24 MBC DECISIONS & APPEALS

Appeals

Cllrs received details from the Clerk on the following appeal.

3/504068/OUT (PINS reference: APP/U2235/W/24/3346817) – Land East of Albion Road and North of Copper Lane, Marden

Outline application with some matters reserved (access only sought) for the removal of 2 former agricultural sheds and erection of up to 117no. dwellings and associated infrastructure including partial footways on Albion Road.

The resident in attendance and Borough Cllr Russell had enquired whether the Parish Council would be a Rule 6 party. The public inquiry was due to commence on 12th November with responses needing to be back with Planning Inspectorate by 12th September 2024.

Cllrs main concerns in their original response were (1) pedestrian access PROW KM281; (2) no proposed footway along Albion Road; (3) lack of connectivity to Seymour Drive; and (4) surface water flooding in Copper Lane.

Cllrs noted that the Appeal Statement of Case makes comment of having discussions with Kent Highways regarding installing a footway on Albion Road but no further information was available as to how/where this is proposed.

The Clerk was asked to contact the Case Officer to ask the following questions:

If any further information was going to be forthcoming, or currently available, regarding the proposed footway prior to the response date and if it would be made available on the Planning Portal. If not could MPC contact Kent Highways direct.

Can the Case Officer confirm whether further letters were sent to interested parties as per the letter from the Planning Inspectorate dated 9th August 2024 which is on the Planning Portal? Has MBC any guidance for Parish Councils being Rule 6 parties.

Can anyone, who hasn't made comment at the original application, make comment to the Inspectorate?

Cllrs agreed to produce a written statement once Cllrs have had the opportunity to view the Appellant's Statement of Case and Cllr Tippen suggested, that as there was no Amenities Committee meeting next Tuesday (27th August) that the Planning Committee meet informally to go through the Statement of Case and MPC's original response. No decisions would be taken but any comments/draft statement would be taken to the Planning Committee on 3rd September to discuss in more detail. The Planning Committee would also discuss, on the 3rd, whether to attend the inquiry as a Rule 6 Party. If necessary, the draft statement, if not agreed, can be taken to Full Council on 10th September for ratification.

An item would also be placed on the MPC website to direct interested parties where to look for information.

Following the completion of the above item Cllr Turner, as Vice-Chairman, took the chair for the remainder of the meeting.

20.25 *Member of the public left the meeting*

068/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

24/502777/FULL – Great Thorn Farm, Marden Thorn, Marden

Creation of a vehicle access to serve The Round House; erection of replacement stables and sand school for use in connection with Great Thorn Farm; and replacement wildflower meadow (revised scheme to 18/504236/FULL)

Cllrs raised no objection and welcomed the new, enhanced, wildflower meadow.

24/502840/FULL – Reed Court Barn, Hunton Road, Marden

Erection of fencing and change of surfacing materials on drive and footpath (Retrospective) Cllrs reiterated the PROW Officer's comments in regard to the PROW KM230 not being shown or discussed in the plans/drawings or Planning Access Statement or what impact the proposed development has on the PROW.

Cllrs recommend refusal on the basis of the lack of information about the PROW KM230 but did not wish this to go to Committee.

24/503160/FULL – 7 Eason Villas, Maidstone Road, Marden

Erection of single storey rear extension

Cllrs raised not objection.

LISTED BUILDING APPLICATIONS

24/502841/LBC – Reed Court Barn, Hunton Road, Marden

Listed Building Consent for the erection of fencing and change of surfacing materials on drive and footpath (completed)

If the Conservation Officer is in agreement with the fencing proposals and that they do not affect the setting of the listed building then Cllrs do not have any objection.

SUBMISSION OF DETAILS

24/503136/SUB – Manor Farm Oast, Battle Lane, Marden

Submission of details pursuant to condition 3 – Replacement Window Joinery Details (subject to 24/501914/LBC)

Noted

OTHER APPLICATIONS

24/503157/PNQCLA – The Barn, Staplehurst Road, Marden

Prior notification for the change of use of a building and any land within its curtilage from agricultural to one residential 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.

Noted

24/503313/TPOA – Field House, Park Road, Marden

TPO Application to remove one Oak

Cllrs recommend refusal based on the applicant indicating “yes” for alleged damage to the property but had not submitted the additional information required.

21.09 – Cllr Adam left the meeting.

069/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There was no planning applications received outside of Marden.

070/24 MBC DECISIONS & APPEALS

Decisions

The following decisions were reported to Cllrs:

24/502375/FULL – Plain Oast, Plain Road, Marden

Erection of an oak framed outbuilding to comprise of home office & gym following removal of existing dilapidated garage building

MPC: Refused (not to go to Committee)

MBC: Granted

24/502417/SUB – Chevening Cottage, 1A Campion Way, Marden

Submission of details pursuant to condition 2 (ecology enhancement scheme) of application 24/501698/FULL.

MPC: Noted

MBC: Granted

Appeal Decision

23/502501/FULL - Oakleigh, Thorn Road, Marden (Appeal Ref: APP/U2235/W/23/3331689)

Erection of 2 detached dwellings with 4 bedrooms

Appeal Dismissed

Decisions outside Marden Parish

There were no decisions outside of Marden received.

Appeals

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Discussed above at start of the meeting.

071/24 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs to note the next MBC Planning Committee meeting is on 22nd August 2024. No applications for Marden were listed on the agenda.

072/24 MARDEN NEIGHBOURHOOD PLAN

A Teams meeting was being arranged for Friday 23rd August at 10.30 with MBC.

073/24 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Castle Water – Changing rooms water supply - £7.51

Paul Waring – Southons Field and Playing Field mowing - £385.92

Arnold Tarmac – Ramp at Windsor Meadow footpath - £180.00

P&F Cleaning – Public conv. Cleaning - £725.00

Castle Water – Cemetery water supply - £6.72

Alison Hooker – Play Scheme supplies - £278.25

Total: £1,583.40

Cllrs agreed payments and Cllrs and would authorise on Unity.

There were no confidential enforcement issues to discuss so meeting was not closed to the public.

074/24 ENFORCEMENT**New/Reported Alleged Enforcement****MBC Update on Enforcement**

No issues to discuss.

There being no further business the meeting closed at 9.22pm

Signed:

Date: 3rd September 2024

Cllr Besant, Chairman, Marden Planning Committee
Marden Parish Council, Parish Office, Goudhurst Road, Marden
01622 832305 / 07376 287981 // www.mardenkent-pc.gov.uk