



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 18TH JUNE 2024 IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

027/24 PRESENT:

Cllrs Adam, Newton, Tippen and Turner were present. The Clerk was also in attendance.

028/24 APOLOGIES:

Apologies were received from Cllrs Besant, Boswell, Gibson and Rabot.

In the absence of the Chairman, Cllr Turner (as Planning Vice-Chairman) took the Chair.

029/24 APPROVAL OF PREVIOUS MINUTES:

Cllrs approved the minutes of the meeting held on 4th June 2024. These were duly signed by the Chairman.

030/24 CLLR INFORMATION

Declarations of Interest

Cllr Newton declared an interest in item (Toad Hall, Stanley Road) as application site was a neighbour to his parents' property but had not been lobbied.

Granting of Dispensation

There were no requests for dispensation.

031/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

032/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

24/501907/FULL – The Orchard, Copper Lane, Marden

Change of use of land to retain seven family mobile homes for gypsy/traveller accommodation with associated parking and cycle spaces (Retrospective)

In the supporting statement Cllrs noted that the agent stated that the previous application (18/504616/FULL) was for 5 mobile homes and 5 touring caravans whilst condition (3) of said application limits the number to 5 mobile homes and 1 touring caravan at any one time. Cllrs also noted that conditions (5) and (6) of 18/504616/FULL had not been discharged. Cllrs would expect conditions rigorously enforced but felt that this application meets the requirements of Marden Neighbourhood Plan Policy In7 provided conditions are attached - being a duplication of conditions (2), (4), (5) and (6) of 18/504616/FULL and that the previous conditions (5) and (6) are discharged.

In addition, in line with MNP Policy In7, Cllrs wish the site to maintain conformity throughout the occupancy of the site so as not to be detrimental to the amenity of the neighbours, character of the countryside or the biodiversity of the wider area.

The total number of touring caravans should remain at 1 and not as in the agent's statement and Cllrs raised no objection provided the above conditions are applied.

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

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

No objection.

OTHER APPLICATIONS24/502174/LAWPRO – Chambers Farmhouse, Underlyn Lane, Marden

Lawful Development Certificate for the proposed erection of gates and fencing.
Noted.

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

Conservation Area Notification: Remove one Horse-Chestnut tree.

Cllrs strongly object to the removal of a healthy tree and refer to the previous application 21/506089 where tree work was specifically mentioned in order to retain the Horse Chestnut. The applicant should be encouraged to seek a specialist arboriculturist's advice for further works to be undertaken to protect both the tree and the property. Cllrs do not wish this to go to Committee.

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

Discharge of Condition 5 – Landscaping Scheme of Application 24/501018/FULL.
Noted

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.

Noted

033/24 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).*

034/24 MBC DECISIONS & APPEALS**Decisions**

The following decisions were received from MBC:

24/501229/FULL – Old Church Cottage, Church Green, Marden

Replacement of windows, rear and side external doors, and installation of wood burning stove with AGA flue.

MPC: No objection

MBC: Granted

24/501230/LBC – Old Church Cottage, Church Green, Marden

Listed Building Consent for the replacement of windows, rear and side external doors, and installation of wood burning stove with AGA flue.

MPC: No objection

MBC: Granted

24/501295/FULL – Mount Pleasant Farm, Maidstone Road, Marden

Erection of 3 glamping units, comprising of 2 cabins and 1 Shepherd Hut, with associated parking and landscaping

MPC: No objection

MBC: Granted

24/501526/FULL – 1 Foundation Farm Cottages, Tilden Lane, Marden

Erection of a single-storey rear and side extension

MPC: No objection

MBC: Granted

24/501532/FULL – Little Cornwells, Goudhurst Road, Marden

Section 73 - Application for variation of condition 5 (to allow change of tile hanging to grey horizontal composite cladding) pursuant to 22/504812/FULL for - Erection of two storey side/front extension and alterations to existing garage roof. Relocation of existing vehicular access. (Re-submission of 21/506420/FULL).

MPC: Noted

MBC: Granted

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 regrowth.

MPC: Noted

MBC: No objection

Decisions outside Marden Parish

There were no decisions on applications outside of Marden Parish.

Appeals

No further appeal information had been received.

035/24 OTHER PLANNING ISSUES:**MBC Planning Committee**

Cllrs noted the next MBC Planning Committee meeting is on 20th June 2024 and had received notification of the following being on the agenda for this meeting and the adjourned meeting on the 27th June:

23/503752/FULL – Linton Growing Land at Burford Farm, Redwall Lane, Linton – attendance not required as outside of Marden Parish

24/500504/FULL – Lodge Farm, Goudhurst Road, Marden – attendance not required as not called in by Marden Parish Council.

24/501069/FULL – 62 Sovereigns Way, Marden – this application had been called in by Marden Parish Council. However, on reviewing the Officer's Committee report Cllrs wished to retain its objection but withdraw their request to call it to Committee. The Clerk would contact the Committee Clerk to inform them of this decision.

036/24 MARDEN NEIGHBOURHOOD PLAN

Cllrs received the further response received from MBC and agreed to add to the next Planning Agenda to discuss in more detail.

037/24 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

M&M Developers – Installation of flymobile at play area - £1,440.00

Paul Waring – Contract mowing - £711.12

Rams Hill – Mower Repairs - £126.60

Cllr Matt Besant – materials to install cemetery sign £32.39

Castle Water – changing rooms water supply - £7.51

Cloudy IT – monthly IT support - £225.60

Castle Water – public conv. Water supply - £6.67

Total: £2,549.89

Cllrs agreed payments and Cllrs Tippen 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:

No members of the public were in attendance.

038/24 ENFORCEMENT

New/Reported Alleged Enforcement

One new item of alleged enforcement was given to Cllrs and this would be reported to MBC.

MBC Update on Enforcement

No updates received.

There being no further business the meeting closed at 8.50pm

Signed:

Date:

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