



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 4TH JUNE 2024 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

015/24 PRESENT:

Cllrs Besant (in the Chair), Boswell, Gibson, Newton, Rabot, Tippen and Turner were present. The Clerk and 3 members of the public were also in attendance.

016/24 APOLOGIES:

Cllr Adam gave his apologies.

017/24 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 14th May 2024 were agreed and signed as a true record.

018/24 CLLR INFORMATION

Declarations of Interest

The agent for 24/501826/FULL and 24/501827/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.

019/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public in attendance wished to speak on item 020/24: applications for John’s Hairdressers and 3 Primrose Close.

The Chairman proposed to bring forward 3 Primrose Close followed by John’s Hairdressers applications.

020/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

24/502053/FULL – 3 Primrose Close, Marden

Erection of a single storey side and rear extension.

Resident’s comments were on the MBC planning portal and were duly noted by Cllrs.

Cllrs felt it was a modest extension but noted that it was in very close proximity to boundary wall to the neighbouring property at No. 2 Primrose Close. However, Cllrs felt that it was not detrimental to the street scene.

Cllrs noted application but did not wish to make any comment.

24/501826/FULL – John’s Hairdressers, 5 High Street, Marden

Part demolition of single storey rear flat roofed extension and replacement with the erection of a single storey rear pitched roof extension and a garden shed (Revised scheme 23/504895/FULL).

The Clerk was asked to reiterate the comments sent to MBC on the previous listed building application discussed on 14th May 2024 regarding the signing of Certificate B as this had still not been completed in the new application.

Cllrs acknowledged that there had been a reduction in the size of the proposed extension.

Following comments by residents, Councillors understood that although there is a right of access to the rear to provide access to the new sole residential unit entrance, it has been rarely

used over the past years, and the increased intensity of use (as a result of the access becoming the only way to access the residential unit), would have a detrimental impact on the loss of privacy to current residents.

With regards to design, Cllrs felt that the extension, whilst reduced from the previous proposals, would be harmful to the setting of the listed building, and Conservation Area.

Following discussion Cllrs recommended refusal due to proposed extension being harmful to the setting of a Conservation Area and in the setting of the listed buildings of Marden Bakery, The Green Door and Sutton Forge Oast; this is contrary to MNP Policy BE1 (Local Character) together with MBC Local Plan Review Policy LPHOU2; further, the proposal would conflict with the Marden Neighbourhood Plan Policy BE2 (Residential Amenity) with regard to the proposed access and privacy of neighbouring properties.

Cllrs urge the applicant to engage with the neighbours on the issue of the right of access, and, noted that the roof plan of the proposed shed differs on the proposed plans and elevations.

LISTED BUILDING CONSENT

24/501827/LBC – John’s Hairdressers, 5 High Street, Marden

Listed Building Consent for the part demolition of single storey rear flat roofed extension and replacement with the erection of a single storey pitched roof extension and a garden shed (Revised scheme 23/504896/LBC).

Same comments as 24/501826/FULL

8.25pm Three members of the public left the meeting

FULL APPLICATIONS

24/501298/FULL – Dunbar, Thorn Road, Marden

Erection of a single storey first floor rear extension.

Cllrs raised no objection.

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

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

Cllrs raised no objection subject to it being ancillary to the main dwelling.

24/501913/FULL – Manor Farm Oast, Battle Lane, Marden

Replace 7 single glazed multi-paned windows of modern construction to the west elevation and 3 to the east elevation with double glazed casement windows.

Cllrs raised no objection subject to the Conservation Officer’s approval.

LISTED BUILDINGS CONSENT

24/501914/LBC – Manor Farm Oast, Battle Lane, Marden

Listed Building Consent to replace 7 single glazed multi-paned windows of modern construction to the west elevation and 3 to the east elevation with double glazed casement windows.

Cllrs raised no objection subject to the Conservation Officer’s approval.

OTHER APPLICATIONS

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

Submission of details to discharge condition 3 – Site Development Scheme, subject to 23/505505/FULL

Noted.

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 1 dwelling house 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 impracticable or undesirable for the use of the building to change from agricultural use to C3 (dwelling houses); design and external appearance impacts on the building and provision of adequate natural light in all habitable rooms of the dwelling house.
Noted

021/24 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.

An email had been received from MBC stating that the documents should be on the planning portal shortly and therefore this was deferred until the next meeting.

022/24 MBC DECISIONS & APPEALS**Decisions**24/501698/FULL – Chevening Cottage, 1A Campion Way, Marden

Erection of single storey side/rear extension

MPC: No objection

MBC: Granted

24/501468/FULL – 6 Lime Close, Marden

Erection of single storey rear extension and part garage conversion.

MPC: No objection

MBC: Granted

24/501016/FULL – Manor Farm House, Battle Lane, Marden

Conversion of existing outbuilding with the erection of a single storey linked to outbuildings side extension to form a gym with a sauna and steam room for incidental use of the main dwelling house.

MPC: No objection

MBC: Refused

24/501017/LBC – Manor Farm House, Battle Lane, Marden

Listed Building Consent for the conversion of existing outbuilding with the erection of a single storey linked to outbuildings side extension to form a gym with a sauna and steam room for incidental use of the main dwelling house.

MPC: No objection subject to Conservation Officer's approval.

MBC: Refused

24/501018/FULL – Manor Farm House, Battle Lane, Marden

Erection of solar panel array

MPC: No objection

MBC: Granted

21/053412/FULL – Marden Sports Club, Maidstone Road, Marden

Erection of 8 full masts and 4 lower masts floodlighting to serve the sports pitches.

MPC: Refused

MBC: Granted

24/500601/FULL – Millbrook Garden Centre, Staplehurst Road, Marden

Erection of a rear and side extension to the existing open-sided canopy and extension of existing covered walkway, erection of single storey side extension to existing coffee shop to form a covered seating area, wash up room, and store, and extension of main car park, including demolition of existing service yard/external storage buildings, relocation of shed and conservatory sales and display area and relocation of existing security fence.

MPC: Refused

MBC: Granted

24/500845/FULL – Reeves Cottage, Battle Lane, Marden

Replace the existing former porch with the erection of a new timber porch.

MPC: No objection

MBC: Granted

24/500846/LBC – Reeves Cottage, Battle Lane, Marden

Listed Building Consent to replace the existing former porch with the erection of a new timber porch.

MPC: No objection subject to Conservation Officer's approval.

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. Chip and remove all arisings and leave a clean and tidy site.

MPC: No comment.

MBC: No objection

Decisions outside Marden Parish

No decisions received outside of Marden Parish.

Appeals

No appeal information received.

023/24 OTHER PLANNING ISSUES:**MBC Planning Committee**

Cllrs noted the next MBC Planning Committee meeting is on 20th June 2024.

MBC Local Plan

Cllrs agreed to remove this item from the agenda unless any information came to light regarding the judicial review.

Assets of Community Value

A meeting would be arranged to discuss the ACV document

Community Infrastructure Levy (CIL)

The Clerk presented the outcome of the CIL consultation held in March/April to Cllrs. Cllrs Boswell and Tippen agreed to view the responses and report back.

Biodiversity Net Gain

Cllrs noted the NALC's draft response to planning applications and Cllr Turner would take to Marden Neighbourhood Plan Steering Group.

024/24 MARDEN NEIGHBOURHOOD PLAN

The Clerk had been contacted by MBC to provide details regarding the changes to policy In2 which the Clerk sent back. The Clerk was asked to chase on the update.

025/24 INVOICES FOR PAYMENT:

The following invoices for payment were put before Cllrs:

Graham Carey – Contracted grounds maintenance: £588.00

Rams Hill Mowers – Mower repairs: £42.00

Pear Technology – Annual support: £300.00

Harvey House, Property & Gardens – standpipe at cemetery: £467.00

Stanleys Garage – fuel: £77.99

Cloudy IT – Monthly support: £225.60

Golden Hill Nursery – plants for troughs: £132.00

Kent County Supplies – Photocopier rental: £108.02

Business Stream – Public conv. Waste water: £185.54

HMRC/Employees – June Salaries and PAYE/NIC: £8,616.07

Total: £10,742.22

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

The Chairman 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 other members of the public were in attendance.

026/24 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 21.06pm

Signed:

Date:

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