



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 2ND JULY 2024 IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

039/24 PRESENT:

Cllrs Adam, Beasant (in the Chair), Boswell, Gibson, Newton, Rabot, Tippen and Turner were present. The Clerk was also in attendance.

040/24 APOLOGIES:

There were no apologies.

041/24 APPROVAL OF PREVIOUS MINUTES:

Cllrs agreed the minutes of the meeting held on 18th June 2024 and they were duly signed by the Chairman.

042/24 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

043/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

044/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

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 12 dormers. (Previous application 23/503569/FULL withdrawn by applicant)
Cllrs reviewed the revised plans and whilst Cllrs noted the differences wished to reiterate their previous comments given on 23/503569/FULL:

Cllrs felt the proposal overwhelms the existing form and character of the existing building and would have a detrimental landscape impact in the open countryside alongside incongruous arrangements of the dormers on all four sides of the building.

Therefore, Cllrs recommended refusal as was contrary to Maidstone Borough Council Local Plan Review Policies LPRSP15: Principles of Good Design; LPRQD4: Design Principles in the Countryside; LPRHOU11 Rebuilding, Extending and Sub-Division of Dwellings in the Countryside paragraphs (2(i)) and (2(ii)); and LPRSP9: Development in the Countryside and Marden Neighbourhood Plan Policies NE3: Landscape Integration; and BE1: Local Character.

Cllrs did not wish this to go to Committee.

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

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

Cllrs viewed the documents and felt it was too large a structure to be subservient to the existing dwelling and from the lack of detail on the floor plan there is no justification to have a building of this size.

Therefore, Cllrs wished to refuse this application as felt it was contrary to Maidstone Borough Council Local Plan Review Policies LPRSP9: Development in the Countryside; and LPRQD4: Design Principles in the Countryside and Marden Neighbourhood Plan Policy NE3: Landscape Integration. However, Cllrs did not wish this to go to Committee.

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 dwelling house. (Resubmission of 24/501016/FULL - Refused)

Cllrs raised no objection.

LISTED BUILDING CONSENT

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 and shower room for incidental use of the main dwelling house. (Resubmission of 24/501017/LBC - Refused)

Cllrs raised no objection subject to the Conservation Officer's agreement.

OTHER APPLICATIONS

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

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

Noted

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.

Cllrs raised no objection.

045/24 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 had still not been uploaded to the MBC Planning Portal and would therefore be deferred until the next Planning meeting.

046/24 MBC DECISIONS & APPEALS

Decisions

The following decisions were received:

23/504905/FULL – Oakleigh House, Pattenden Lane, Marden

Erection of 1 three storey self-storage unity including access, parking and associated works. MPC: Refused

MBC: Granted (Committee)

24/500504/FULL – Lodge Farm, Goudhurst Road, Marden

Demolition of existing agricultural barn and erection of 1 chalet bungalow with associated access, landscape and biodiversity enhancements (revised scheme to 20/504096/FULL)

MPC: No objection (with comments)

MBC: Granted (Committee)

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

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

MPC: No objection

MBC: Granted

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

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

MPC: No objection

MBC: Granted

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.

MPC: No objection subject to Conservation Officer's approval

MBC: Granted

Decisions outside Marden Parish

The following decision was received from MBC:

23/503752/FULL – Burford Farm, Redwall Lane, Linton

Erection of polytunnels with year round coverage. Concreting of existing access track over a 40 metre section and construction of 2 concrete bin pads with partial grain walls, with associated landscaping, drainage infrastructure and engineering operations.

MPC: Comments

MBC: Granted (Committee)

Appeals

Marden Parish Council had received notification of intention to submit an appeal for Land East of Albion Road and North of Copper Lane. The Clerk was asked to report to Planning Committee once details of the appeal had been received to allow MPC to comment further if required.

047/24 OTHER PLANNING ISSUES:**MBC Planning Committee**

Cllrs to note the next MBC Planning Committee meeting is on 18th July 2024.

MBC Consultation – Planning Validation Checklist Changes

Closing date 28th July 2024.

Cllr Besant and reviewed the consultation document and explained some of the proposed changes. Cllrs noted the document but did not wish to comment.

048/24 MARDEN NEIGHBOURHOOD PLAN

There were a couple of policies that MBC still considered would result in a referendum. The Clerk was asked to contact MBC to arrange a Teams meeting to discuss these further.

049/24 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Graham Carey: contracted grounds maintenance - £602.00

Stanleys: fuel and miscellaneous goods - £79.99

Cloudy IT: monthly IT support - £225.60

Marden Memorial Hall: office rent, refuse and cleaning - £349.57

1st Choice Inflatables: inflatable assault course for play scheme - £438.00

P&F Cleaning: public convenience cleaning - £725.00

Treecycle Ltd: Tree Audit - £504.00

HMRC/Employees: July salaries, PAYE and NIC - £8,780.07

All Cllrs agreed and Cllrs Adam and Turner would authorise on Unity.

Cllrs also agreed the transfer of £20,000 from revenue account with Unity to the revenue account with Nat West.

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.

050/24 ENFORCEMENT

New/Reported Alleged Enforcement

A new, alleged, enforcement was raised and this would be reported to MBC.

MBC Update on Enforcement

No updates to report.

There being no further business the meeting closed at 8.34pm

Signed:

Date:

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