



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 19TH NOVEMBER 2024 HELD IN THE JOHN BANKS HALL, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

125/24 PRESENT:

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

126/24 APOLOGIES:

Cllr Dobinson had given his apologies.

127/24 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 5th November 2024 and these were duly signed by the Chairman as a true copy.

128/24 CLLR INFORMATION

Declarations of Interest

Cllr Turner declared an interest as close friend of applicant of 24/504488 but had not been lobbied.

Cllrs wished it minuted that the architect for 5 Meades Close was also the architect employed by MPC for the changing rooms project.

Granting of Dispensation

There were no requests for dispensation.

129/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

130/24 ELECTION OF VICE-CHAIRMAN

Cllr Dobinson had put himself forward if no one else wished to stand.

Cllr Tippen proposed and Cllr Gibson seconded that Cllr Dobinson be elected Vice-Chairman of the Planning Committee for this Council year. All in attendance agreed.

**131/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH
FULL APPLICATIONS**

24/503556/PSINF – Marden County Primary School, Goudhurst Road, Marden

Construction of a new single storey school building (four classrooms, dining hall, kitchen and staff room), hard surfacing play areas, provision of 11 additional car parking spaces and the stationing of two storey temporary classrooms.

Additional information received regarding updated Technical Details and Landscaping Master Plan (receptor area in northwest of site).

Cllrs queried the inclusion of the building previously used as a Children's Centre within the red line on the Master Landscape Plan. It is understood that although owned by KCC it is not part of the school development and is currently being sold by auction.

Cllrs felt the revised Travel Plan is inadequate and that a new comprehensive Travel Plan is required by Condition, produced in consultation with Marden Parish Council and neighbours of the school entrance. Cllrs recommended that the amended Travel Plan should include active management of traffic and drop off/collection arrangements; inclusion of a school

crossing patrol and/or a school funded enforcement officer outside the school at drop off/collection times.

Cllrs wished previous comments to be reiterated including:

Cllrs also requested a further condition of dropped kerbs at the vehicle entrance to be considered.

It was to be noted that MPC had strong reservations about the proximity of the proposed building to the southern boundary especially in regard to the removal of the Sweet Chestnut (T33). If amended plans were to come forward MPC would welcome the applicant considering moving the building slightly north to allow more planting on the southern boundary.

Cllrs continue to agree in principle subject the above being considered.

24/504424/FULL – Units 6 and 15, Wheelbarrow Industrial Estate, Pattenden Lane, Marden
Change of use from use class (B2) general industrial to a flexible business use (class e(g), B2 and B8 uses).

Cllrs raised no objection to this application.

24/504488/FULL – 5 Meades Close, Marden

Erection of a replacement single storey rear extension.

Cllrs raised no objection to this application.

SUBMISSION OF DETAILS

24/504693/SUB – Oakleigh House, Pattenden Lane

Submission of details pursuant to conditions 3 (materials), 4 (slab levels), 6 (landscaping scheme), 8 (hard landscaping works), 10 (surface water drainage scheme) and 14 (sewer diversion report) subject to 23/504905/FULL

In principle the surface water drainage (condition 10) is satisfactory. However, Cllrs note that outflow designs are based on 100yr +30% for climate change but this should be 40%.

Cllrs noted other conditions but had no comment.

132/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No planning applications outside of Marden Parish.

133/24 MBC DECISIONS & APPEALS

Decisions

Cllrs received the following MBC Decisions on Marden planning applications:

24/503519/SUB – Reeves Cottage, Battle Lane, Marden

Submission of details pursuant to condition 4 - External Joinery Details Subject to 24/500846/LBC

MPC: Noted

MBC: Approved

24/503775/LBC: Mountain Farmhouse, Marden Road, Marden

Listed Building Consent for internal and external alterations including insertion of 3no. rooflights to south elevation. Removal of one ground to 1st floor staircase and replacement of the second ground to 1st floor staircase. Removal of plasterboard to ceilings and replacement with breathable wood fibre insulated panels and lime plaster. Removal of concrete floor and porcelain tiles and replacement with a breathable limecrete floor and underfloor heating. (Works Started).

MPC: Refused

MBC: Refused

Decisions outside Marden Parish

There were no MBC Decisions received for outside Marden planning applications.

Appeals

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 117 dwellings and associated infrastructure including partial footways on Albion Road (MBC Planning Ref: 23/504068/OUT)

Cllrs Adam had provided an update to Full Council last week following his attendance on the first day of the hearing. No further updates had been received.

APP/U2235/D/24/3354224 - Reed Court Barn Hunton Road Marden

Erection of fencing and change of surfacing materials on drive and footpath (Retrospective).
Noted but no further comment made.

134/24 OTHER PLANNING ISSUES:**MBC Planning Committee**

Cllrs to note the next MBC Planning Committee meeting on 12th December 2024.

Maidstone Borough Gypsy, Traveller and Traveling Showpeople Development Plan Document – Preferred Approaches (Regulation 18b) Consultation

Cllrs went through consultation questions and Clerk noted the answers to send back to MBC.

TPO 4014/2025/TPO – Land East of Albion Road and North of Copper Lane

Tree Preservation Order received and noted.

135/24 MARDEN NEIGHBOURHOOD PLAN

The Clerk was asked to contact MBC Officer regarding the next steps for Regulation 14 consultation.

136/24 INVOICES FOR PAYMENT:

There were no invoices for payment.

There were no enforcement issues to raise so Part II (Confidential) of the meeting was not required.

137/24 ENFORCEMENT**New/Reported Alleged Enforcement****MBC Update on Enforcement**

No issues raised.

There being no further business the meeting closed at 9.06pm

Signed:

Date: 17th December 2024

Cllr Turner, Chairman, Marden Planning Committee
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