



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 18TH MARCH 2025 HELD IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

In the absence of the Chairman and Vice-Chairman, Cllr Gibson was voted to take the chair for this meeting.

186/25 PRESENT:

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

187/25 APOLOGIES:

Cllrs Dobinson and Turner had given their apologies.

188/25 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 4th March 2025. These were duly signed by the Chairman as a true record.

189/25 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation received.

190/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

191/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

25/500716/FULL – The Orchard, Copper Lane, Marden

Change of use of existing barn into 4 x two-bedroom dwellings with ancillary parking facilities and landscape enhancements.

Cllrs viewed this application and in principle do not object to the proposal. However, there were several issues that were contrary to policy and these included:

- 1) Marden Neighbourhood Plan Policy NE1 (Surface Water Management): Cllrs questioned the feasibility of the proposal due to the clay soil in the location of the site.
- 2) Marden Neighbourhood Plan Policy NE4 (Biodiversity and Habitats): The application form states under Biodiversity Net Gain that this site is less than 25m² – Cllrs believe, on viewing the plans, that this the site is larger than this.
- 3) Marden Neighbourhood Plan Policy NE5 (Landscape Planting): The application does not provide details of a landscape planting scheme.

- 4) Marden Neighbourhood Plan Policy BE3 (Sustainable Construction)/Maidstone Local Plan Review Policy LPRSP15(C):
Proposed plans do not provide details of sustainability.
Therefore, based on the evidence provided, Cllrs recommend refusal on the above grounds.

25/500723/FULL – The Converted Barn, Thorn Road, Marden
Erection of a single storey side extension including 2 roof lights and creation of bedroom within proposed roof space.
Cllrs raised no objection to this application.

LAWFUL DEVELOPMENT CERTIFICATE

25/500880/LDCEX – The Taj of Kent, Church Green, Marden
Lawful Development Certificate for existing use of the premises as a restaurant (use class E(b)).
Noted.

192/25 MBC DECISIONS & APPEALS

Decisions

25/500290/LBC – Poulters Hall, Plain Road, Marden
Listed Building Consent for the conversion of existing garage to provide 2 bedroom ancillary accommodation. Modification of window/door openings.
MPC: Recommended no objection.
Application withdrawn.

20/505751/EIFUL – Reed Court Farm, Hunton Road, Marden
Erection of a new free range egg farm consisting of 2 no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works.

MPC: Recommended refusal

MBC: Refused

Cllr Tippen passed on “We Love Chainhurst” group’s thanks for the Parish Council’s support in this application.

Appeals

24/500626/FULL – Lodge Farm, Goudhurst Road, Marden
Demolition of existing agricultural barn and erection of 2no. Chalet Bungalows, together with associated access, parking, landscaping and biodiversity/footpath enhancements.

MPC: In principle raised no objection

MBC: Refused

Appeal: Dismissed

193/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 20th March 2025.
No Marden applications were listed on the agenda.

194/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

The Clerk provided details of the documents that she had prepared for the Open Morning. Cllrs asked that the Clerk contact Cllr Turner to ask if the maps were being printed and would be ready for this weekend.

195/25 INVOICES FOR PAYMENT:

No invoices for payment.

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 in attendance.

196/24 ENFORCEMENT**New/Reported Alleged Enforcement**

One new alleged breach was brought to the attention of the Committee. The Clerk was asked to report to MBC.

MBC Update on Enforcement

No updates received from MBC.

There being no further business the meeting closed at 8.28pm.

Signed:

Date: 1st April 2025

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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