



**MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 16<sup>TH</sup> APRIL 2024 IN THE PARISH OFFICE MEETING ROAD, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

**240/24 PRESENT:**

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

**241/24 APOLOGIES:**

Apologies were received from Cllr Boswell.

**242/24 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 26<sup>th</sup> March 2024 were agreed and signed as a true record.

**243/24 CLLR INFORMATION**

**Declarations of Interest**

There were no declarations of interest.

**Granting of Dispensation**

There were no requests for dispensation.

**244/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

No members of the public were in attendance.

**245/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH FULL APPLICATIONS**

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

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

Cllrs raised no objection.

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 dwellinghouse.

Cllrs raised no objection.

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

Erection of solar panel array.

No objection as Cllrs agreed this application was in accordance with Marden Neighbourhood Plan Policy BE3 (Sustainable Construction) and NE3 (Landscape Integration). However, Cllrs wish to ensure that the array is set recessed into the ground as shown on drawing no. 4574-12 in order to protect the amenity of the neighbouring property and minimise any impact on the open countryside.

24/501069/FULL – 62 Sovereigns Way, Marden

Erection of new dwelling house and erection single storey rear extension to the host dwelling including erection of 2 cycle sheds.

In principle, Cllrs had no objection to a one-bedroom property on this site. However, the design, as it is proposed as a dwelling, needs to reflect that it is at the end of a row of terrace houses and should not be subservient to the adjoining property which an extension would be. For example, the porch should be designed to match the existing porch, the roof line should

match existing roof line and the building should not be set back, it should continue the line of the existing terrace.

Cllrs therefore recommend refusal as it is contrary to Marden Neighbourhood Plan Policy BE1 Local Character). Cllrs wish this to go to Committee if MBC are minded to approve.

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

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

Cllrs raised no objection.

24/500504/FULL - Lodge Farm Goudhurst Road Marden Tonbridge Kent TN12 9NW

Demolition of existing agricultural barn and erection of 1no. chalet bungalow with associated access, landscape and biodiversity enhancements (revised scheme to 20/504096/FULL).

Additional information had been received.

Cllrs noted amendments.

24/500626/FULL - Lodge Farm Goudhurst Road Marden Tonbridge Kent TN12 9NW

Demolition of existing agricultural barn and erection of 2no. Chalet Bungalows, together with associated access, parking, landscaping and biodiversity/footpath enhancements.

Application already decided.

24/500450/FULL - Land Rear Of Albion House Albion Road Marden Tonbridge Kent TN12 9EA

Demolition of existing detached garage and erection of a detached 2no. bedroom dwelling with associated parking and landscaping.

Application already decided.

24/500839/SUB - Oakhurst Stilebridge Lane Marden TN12 9BA

Submission of details pursuant to condition 12 (Sustainable Surface Water Drainage Scheme) of application 19/500271/FULL.

No additional information received.

**LISTED BUILDING CONSENT**

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.

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

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 dwellinghouse.

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

**246/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:**

No applications had been received outside of Marden parish.

**247/24 MBC DECISIONS & APPEALS**

**Decisions**

24/500251/FULL – Cannon Farm, Thorn Road, Marden

Change of use of former agricultural building to 1no. single dwellinghouse with external alterations, associated curtilage area and parking provision further to Prior Approval:

23/501474/PNQCLA.

MPC: Refused / Following further information raised no objection.

MBC: Refused

24/500316/FULL – Bens Oak, Goudhurst Road, Marden

Erection of a workshop and garage outbuilding, relocation of access and gates, reduce size of summer house, and insertion of glazing to garage door on main dwelling.

MPC: No objection in principle.

MBC: Granted

24/500374/FULL – 5 Challenger Way, Marden

Part conversion of garage to habitable space

MPC: No objection

MBC: Granted

24/500450/FULL – Land Rear of Albion House, Albion Road, Marden

Demolition of existing detached garage and erection of a detached 2no. bedroom dwelling with associated parking and landscaping.

MPC: No objection in principle

MBC: Granted

24/500586/SUB – Land Rear of Lady Jane Pub (The Taj), Church Green, Marden

Submission of details to discharge conditions 4 - Contamination Risk, 6 - Material Schedule, 7 – Joinery Details, 8 - Boundary Treatments, 9 - Soft and Hard Landscaping, 11 - Ecological Enhancements, 13 - Renewable Energy, 16 - Lighting Plan and 21 - Construction Management Plan, Subject to 23/504966/FULL

MPC: Refused

MBC: Approved Part A condition 4 and Refused Part B conditions 6,7,8,9,11,13,16 and 21

24/500598/LAWPRO – 2 Old Pond Cottages, Howland Road, Marden

Lawful Development Certificate for proposed single storey rear extension.

MPC: No objection

MBC: Granted

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: No objection in principle.

MBC: Refused

#### **Decisions outside Marden Parish**

No decisions received from MBC.

#### **Appeals**

No appeal information received.

### **248/24 OTHER PLANNING ISSUES:**

#### **MBC Planning Committee**

The next MBC Planning Committee meeting is on 18<sup>th</sup> April 2024.

The following applications were due to be heard at the above meeting:

23/504905/FULL: Oakleigh House, Pattenden Lane. It was proposed, and agreed, that Cllr Turner would attend and speak at the MBC meeting and provide wording based on MPC's response.

23/505505/FULL: Horlands Farm, Summerhill Road. This had been called in due to it being a Borough Cllr's application and MPC would not speak, although Cllr Turner would be in attendance.

#### **Maidstone Borough Council Local Plan**

The Local Plan Review had been adopted at MBC's Full Council meeting on 20<sup>th</sup> March 2024 and was available on MBC's website to view.

#### **Maidstone Borough Council Conservation Areas**

Guidance and Update had been received from Maidstone Borough Council regarding an overarching Conservation Area Management Plan and training. Cllrs noted content.

## **249/24 MARDEN NEIGHBOURHOOD PLAN**

Cllrs comments had been returned to MBC and their response would be reported to the relevant meeting.

## **250/24 INVOICES FOR PAYMENT:**

The following invoices for payment were submitted to the meeting:

Alison Hooker – APM Refreshments - £96.76

Graham Carey – contracted grounds maintenance - £356.00

Darren Emptage Stonemasons – memorial plaque - £95.00

Community Heartbeat – new adult pads for Defib - £68.34

Pitney Bowes – postage - £301.06

KALC – Annual Subscription - £2,033.21

Castle Water – Changing Rooms water supply - £6.72

Viking – toilet/office/litter picking supplies - £111.55

ICCM – Annual Subscription - £100.00

M&M Developers – installation of picnic bench (Napoleon Drive) - £1,500.00

TOTAL; £4,664.64

Cllrs agreed invoices and Cllrs Adam and Turner would authorise on Unity. (Pitney Bowes invoice would be authorised at a later date due to bank details not being correct).

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:**

## **251/24 ENFORCEMENT**

### **New/Reported Alleged Enforcement**

One alleged enforcement was reported to the meeting but following the Clerk viewing on website an application had been submitted in 2021 and work had already commenced within the 3 year time period.

The Clerk updated the meeting on further alleged activity reported previously.

### **MBC Update on Enforcement**

No updates from MBC had been received.

There being no further business the meeting closed at 20.51pm.

Signed:

Date:

Cllr Turner, Chairman, Marden Planning Committee  
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