



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 20TH MAY 2025 HELD IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

Cllr Rabot took the meeting for the first item.

001/25 ELECTION OF CHAIRMAN

Cllr Gibson proposed and Cllr Adam seconded that Cllr Turner be elected Chairman of Planning Committee for the forthcoming Council year. All in agreement and Cllr Turner took the Chair for the remainder of the meeting.

002/25 ELECTION OF VICE-CHAIRMAN

Cllr Turner proposed and Cllr Rabot seconded that Cllr Gibson be elected Vice-Chairman of Planning Committee for the forthcoming Council year. All in agreement.

003/25 PRESENT:

Cllrs Adam, Gibson, Newton, Rabot and Turner were present. Cllr Boswell and the Clerk were also in attendance.

004/25 APOLOGIES:

Apologies were received from Cllr Goda.
Cllr Griffiths was not in attendance.

005/25 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 1st April 2025. These were duly signed by the Chairman.

006/25 CLLR INFORMATION

Declarations of Interest

Cllrs wished it minuted that D C Hudson (application 25/501729/SUB) was also the architect for Marden Parish Council projects.

Granting of Dispensation

There were no requests for dispensation.

007/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public in attendance.

008/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

25/501682/FULL – Land Rear of Medway Cottages, Pattenden Lane, Marden
Erection of 1 self-build three-bedroom dwelling with associated access and 2 parking spaces.

Cllrs viewed this application and wished to reiterate the comments raised on 25/500993/FULL in regard to the construction management plan and means of access as follows:

Consideration had still not been taken of MPC's concerns regarding the bus stop outside the site; how users of The Taj restaurant access the site during construction; the safety of pedestrians using the footway between Pattenden Lane junction and the station; the additional traffic, public parking and deliveries to neighbouring properties and shops when materials are delivered. Along with no consideration being given to delivery times to minimise disruption in Church Green.

Cllrs also wished to raise that no provision has been made for the temporary storage of refuse bins at the front of the site for the weekly collections.

Although a noise survey had been undertaken it had not been conducted at peak times nor with any goods trains within the time frame. It was noted that mention was made of trains being 6 carriages but regularly these are generally a minimum of 8 to 12 carriages during peak times. Passenger trains start running before 5.30am and continue until nearly 12.30am. Freight trains usually operate during the night and the survey also doesn't reflect the significant higher number of trains in the morning and evening peaks along with de-icing trains in the winter and leaf clearing trains in the Autumn.

Cllrs therefore recommended refusal and wished it to go to Committee.

AMENDMENTS

25/500656/FULL – Mill Farm Cottage, Hunton Road, Marden

Demolition of existing conservatory, erection of a two storey side, first floor side and single storey rear extensions including 3 rear dormers, 10 solar panels to front elevation, changes to fenestration and internal alterations. Cllrs note that the only changes they could view was the amendment to the red outline of the location plan. However, the vehicular entrance is still not included in the red outline. On viewing the other amended documents no changes could be seen and therefore Cllrs comments on the previous application remain the same as follows:

Whilst Cllrs agree the property requires modernisation in this instance Cllrs recommend refusal as contrary to Marden Neighbourhood Plan Policy BE1 (Local Character) and to Maidstone Local Plan Review LPRHOU11 (Rebuilding, Extending and Sub-Division of Dwellings in the Countryside).

Cllrs recommend refusal and do not wish this to go to Committee.

SUBMISSION OF DETAILS

25/501729/SUB – 5 High Street, Marden

Submission of details pursuant to condition 4 – watching brief; 5 - enhancement of ecology subject to 24/501826/FULL

Noted.

009/25 MBC DECISIONS & APPEALS

Decisions

The following decisions were presented to the meeting:

25/500967/NMAMD: Bodgen House, Staplehurst Road, Marden

Non Material Amendment to 24/503569/FULL: Erection of a single storey rear extension, refurbishment of existing dwelling including replacement windows,

insertion of roof lights and changes to fenestration. Erection of a detached garage with home office above - To alter the side elevation from a standard window to a fully gabled window. to allow the owner to enjoy the view from his home office. The glazing will be low light emission to prevent light pollution and the use of blinds.

MPC: Raised no objection

MBC: Granted

25/500993/FULL: Land Rear of The Taj of Kent, Church Green, Marden

Erection of 4(no) residential dwellings with associated access, 8(no) parking spaces, 8(no) bicycle parking spaces and associated landscaping.

MPC: Recommended Refusal

MBC: Refused

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, retrospective stationing of two storey temporary classrooms, and demolition of dining hall building. (Amendment to outline)

MPC: Noted

MBC: Granted

25/500631/SUB: Marden Sports Club, Maidstone Road, Marden

Submission of details pursuant to conditions 5 - Ecology and Biodiversity, 7 - Boundary Treatments and 8 - Landscaping, Subject to 21/503412/FULL

MPC: Noted

MBC: Granted

25/501116/LBC: Marden Village Club, Albion Road, Marden

Listed Building Consent for the painting of the pebbledash on the part front and part side elevations (Completed).

ADDRESS: Marden Village Club Albion Road Marden Kent TN12
9DT

MPC: Raised no objection

MBC: Granted

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)).

MPC: Noted

MBC: Granted

25/501260/FULL: The Clovers, Goudhurst Road, Marden

Erection of an annexe ancillary to main dwelling including 2no. rooflights.

MPC: Raised no objection

MBC: Granted

25/500723/FULL: The Converted Barn, Thorn Road, Marden

Erection of a single storey side extension including 2no roof lights and creation of bedroom within proposed roof space.

MPC: Raised no objection

MBC: Refused

25/501104/FULL: The Old School House, Hunton Road, Marden

Erection of part single part two storey rear extension following demolition of existing conservatory and utility room including insertion of 1no. rear dormer and conversion of existing carport into a secure garage.

MPC: Raised no objection

MBC: Granted

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

MPC: Recommended refusal

MBC: Refused

Decisions outside Marden Parish

There were no decisions outside of Marden parish.

Appeals

No appeal information received.

010/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 20th and 22nd May 2025.

Staplehurst Neighbourhood Plan

Cllrs received information on Staplehurst Neighbourhood Plan Review. The details of which were viewed and although Cllrs had no comment on the document wished to say that this was a well set out piece of work on the Local Green Space and it has provided possible ideas for future Marden Neighbourhood Plan reviews.

011/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllrs had received the responses from the Regulation 14 consultation and agreed to meet on Saturday 7th June to go through these and discuss the next steps.

012/25 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Paul Waring: Southons Field and Playing Field mowing (Code 4014) £401.40

Q-Tec Solutions: Upgrade to CCTV recorder (Code 4320) £708.00

Auditing Solutions: End of Year Internal Audit (Code 4050) £468.00

1st Choice Inflatable: Assault Course for Play Scheme (Code 4215) £456.00

A J Gallagher: MPC Insurance (Code 4065) £3,084.20

Rams Hill: Mower/Strimmer repairs (Code 4238) £123.00

Castle Water: changing rooms water supply (Code 4225) £7.64

Castle Water: public conv. Water supply (Code 4327) £3.84

Total: £5,252.08

Cllrs agreed invoices and Cllrs Adam and Rabot authorised on Unity.

A cheque payment of £50 to Terry Standen for preparation of ashes plot was signed by Cllrs Adam, Boswell and Gibson.

The Chairman will 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:

Any members of the public still in attendance will be asked to leave the meeting for the following item:

013/25 ENFORCEMENT

New/Reported Alleged Enforcement

There were no new alleged breaches to report.

MBC Update on Enforcement

The Clerk provided update on an outstanding enforcement issue.

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

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 3rd June 2025

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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