



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 15TH OCTOBER 2024 IN THE PARISH OFFICE, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

099/24 ELECTION OF CHAIRMAN:

Following the resignation of Cllr Besant the election of a new Chairman of the Planning Committee was required. Cllr Tippen proposed and all in attendance agreed that Cllr Turner be elected Chairman for the remainder of the Council year. The Vice-Chairman would be elected at the next meeting.

Cllr Turner then took the chair.

100/24 PRESENT:

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

101/24 APOLOGIES:

Cllrs received apologies from Cllr Boswell.

102/24 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 17th September 2024. These were duly signed as a true record by the Chairman.

103/24 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

104/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

105/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

24/503934/FULL – Cannon Farm, Thorn Road, Marden

Amendment to approved Class Q application for the change of use of a building and land within the curtilage from agricultural use to 1 dwelling house and associated operational development, comprising the provision of a pitched room with solar panels (self build)
After a detailed discussion and Cllrs noting the changing of the building by raising the roof they raised no objection.

24/.503942/FULL – Holly Cottage, Maidstone Road, Marden

Erection of a two storey extension with front and rear dormers and single storey rear extension and internal alterations.

Cllrs, in principle, raised no objection subject to the applicant reviewing the front dormers being replaced with rooflights in keeping with the street scene and neighbouring properties. If no changes are proposed Cllrs refuse the application contrary to Maidstone Local Plan Review Policies LPRSP15(para. 2) and LPRHOU11 (para 2(i)).

24/504021/FULL – The Barn, Great Cheveney Farm, Goudhurst Road, Marden

Installation of additional conservation roof lights. Internal alterations including reconfiguration of ground and first floor.

Following viewing the documentation for this application and for 24/504022/LBC it was noted that both the Heritage and Design & Access Statements make no reference to the new Maidstone Borough Local Plan Review nor the Marden Neighbourhood Plan, in particular policies BE1 (Local Character) and BE4 (Conversion of Rural Buildings). Cllrs also felt that the Heritage and Design & Access Statements did not contain a sufficient Heritage Assessment as detailed in Maidstone Borough Local Plan Review Policy LPRENV1 (para. 2). There has been no reference made to the previous refusals 24/500765/FULL and 24/500766/LBC and no report to demonstrate meeting the conditions for refusal. An application in 2019 (19/501389/LBC) gave approval for three roof lights. However, this application is for four and in different locations. Given the consent given on the previous application Cllrs would wish to see the alterations to the south elevation to go no further than that of the single roof light shown in the approved 2019 planning application. Cllrs therefore recommendation refusal.

LISTED BUILDING CONSENT24/504022/LBC – The Barn, Great Cheveney Farm, Goudhurst Road, Marden

Listed Building Consent for internal alterations including reconfiguration of ground and first floor, and insertion of 4 conservation roof lights.

See comments above.

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

Listed Building Consent for internal and external alterations including insertion of 3 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).

On reading the documentation Cllrs noted that on page 3 of the Design & Access statement the number of the windows is incorrect. It states “it is proposed that three additional windows are installed in the locations shown in figure 5 as W1, W2, and W3.” However, Cllrs believe this should read W4, W5 and W6.

It was also noted that the Heritage Assessment dates back to 2012 and referred to the planning policies prevailing at that time. However, neither the present day policies in the Maidstone Borough Local Plan Review nor the Marden Neighbourhood Plan are referenced in the new Heritage Statement or Design & Access Statement. Therefore, Cllrs consider that the applicant has not demonstrated conformity to current planning policies.

However, following discussion, Cllrs raise no other comments and accept the Conservation Officer’s guidance on making the decision.

106/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No planning applications had been received for outside of Marden Parish.

107/24 MBC DECISIONS & APPEALS**Decisions**

Cllrs received the following MBC Decisions on Marden planning applications:

24/503064/FULL: 1 Jasmine Villas, Goudhurst Road, Marden

Loft conversion with L shaped dormer to rear elevation and 2 No rooflight windows to front elevation.

MPC: No objection

MBC: Granted

24/502658/FULL: 2 Widehurst Cottages, Thorn Road, Marden

Installation of a ground-mounted solar PV array.

Application Withdrawn

24/502974/FULL: 3 Minstrel Close, Marden

Erection of a 1.8m closeboard fence along the southern site boundary

MPC: No objection

MBC: Granted

24/503160/FULL: 7 Eason Villas, Maidstone Road, Marden

Erection of single storey rear extension.

MPC: No objection

MBC: Granted

24/503313/TPOA: Field House, Park Road, Marden

TPO application to remove one Oak.

MPC: Refused

MBC: Refused

24/502958/SUB: Hammons Court, Plain Road, Marden

Submission of details to discharge condition 2 - Enhancement of Ecology, Subject to 24/501904/FULL

MPC: Noted

MBC: Refused

24/503136/SUB: Manor Farm Oast, Battle Lane, Marden

Submission of details pursuant to condition 3 (Replacement Window Joinery Details), subject to 24/501914/LBC.

MPC: Noted

MBC: Approved

24/502840/FULL: Reed Court Barn, Hunton Road, Marden

Erection of fencing and change of surfacing materials on drive and footpath (Retrospective).

MPC: Refused

MBC: Refused

Decisions outside Marden Parish

There were no MBC Decisions on outside Marden planning applications.

Appeals

There were no further details on any appeals.

108/24 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 17th October 2024. No applications for Marden were listed on the agenda.

109/24 MARDEN NEIGHBOURHOOD PLAN

Cllrs discussed the next steps for the Neighbourhood Plan Review including:

- (a) Regulation 14 consultation: Cllrs agreed to hold the consultation on 22nd March 2025. The Clerk would contact the Vestry Hall for availability for a morning consultation. Cllrs would meet prior to this to finalise the document and prepare for the consultation.
- (b) Available funding: The Clerk had received information on possible funding for neighbourhood plans with the closing date for application being end of March 2025. It was agreed for the Clerk to look at costings made for the initial Neighbourhood Plan and report back to the next meeting.

110/24 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Graham Carey – Grounds maintenance - £540.00

Signature Plants – plants for village trough - £50.40

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

There were no enforcement issues reported. Therefore the meeting was not closed for the confidential sessions.

111/24 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

No issues received or reported.

There being no further business the meeting closed at 9.05pm.

Signed:

Date: 5th November 2024

Cllr Turner, Chairman, Marden Planning Committee
Marden Parish Council, Parish Office, Goudhurst Road, Marden
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