



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 17TH SEPTEMBER 2024 IN THE PARISH OFFICE, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

087/24 PRESENT:

Cllrs Boswell, Gibson, Newton and Tippen. The Clerk, Cllr Dobinson and one member of the public were also in attendance.

088/24 APOLOGIES:

Cllrs received apologies from Cllrs Adam, Besant, Rabot and Turner.

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

089/24 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 3rd September 2024. The Chairman signed as a true copy.

090/24 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

091/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Member of the public wished to speak on item 092/24 – 24/503587/FULL.

092/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

24/503587/FULL – The Caravan, Reed Court Farm, Hunton Road, Marden

Temporary planning permission for the retrospective change of use and siting of an agricultural worker's mobile home

The resident gave some background of the history of the site which Cllrs took on board before discussing the application.

The site is in Flood Zone 3B although no flood documentation is available. In the application form it stated that there are no existing employees on site but in the covering letter stated that it is the accommodation of the Arable Operator. However, from local knowledge there is no evidence of this caravan being occupied.

Cllrs therefore object to the application as its contrary to the NPPF in respect of development in the flood plain (Flood Zone 3B) and Maidstone Local Plan Policy LPRCD3

(Accommodation for Rural Workers) as Cllrs felt that the accommodation was non-essential as no one, according to the application form, is currently living on site nor is there any intention of an increase or decrease of employees. Cllrs did not wish this to go to Committee

20.10 Member of the public left the meeting.

24/503569/FULL – Bogden House, Staplehurst Road, Marden

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.

Cllrs noted that it was a substantial increase in the footprint in the open countryside and that there was no reference to Maidstone Local Plan or Marden Neighbourhood Plans policies in the Design and Access Statement. However, Cllrs raised no objection.

24/503709/FULL – Orchard View, Pattenden Lane, Marden

Proposed rear single storey extension to replace existing
Cllrs raised no objection.

093/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There were no planning applications outside of Marden Parish.

094/24 MBC DECISIONS & APPEALS

Decisions

Cllrs to receive MBC Decisions on Marden planning applications.

24/502868/SUB – Bens Oak, Goudhurst Road, Marden

Submission of details pursuant to conditions 2 (Biodiversity Enhancement Scheme) and 4 (Surface Water Drainage Details) of application 24/500316/FULL.

MPC: Commented: felt that condition 4 had not been met.

MBC: Approved

24/502877/SUB – Great Thorn Farm, Marden Thorn, Marden

Submission of details pursuant to condition 3 (External Surfaces Materials) of application 22/500897/FULL

MPC: Noted

MBC: Granted

24/502836/OUT – Land South of Howland Road, Marden

Outline application (access and scale sought) for erection of 9(no) 1, 2 and 3 bedroom dwellinghouses (submitted as affordable dwellinghouses for local people under the Rural Exception Policy).

MPC: Refused

MBC: Refused

Decisions outside Marden Parish

There were no MBC Decisions for planning applications outside Marden.

Appeals

24/5000626/FULL (APP/U2235/W/24/3347917) Lodge Farm, Goudhurst Road

Letter received regarding the above appeal. Representations to be made by 10th October.

24/500251/FULL (APP/U2235/W/24/3348265) Cannon Farm, Thorn Road

Letter received regarding the above appeal. Representations to be made by 16th October.

Both the above appeals were by Written Representations and Cllrs agreed that their previous comments, which would be sent to the Planning Inspectorate by MBC, remain the same.

095/24 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs to note the next MBC Planning Committee meeting is on 19th September 2024. A further meeting was planned for 26th September when The Orchard, Copper Lane was on the agenda – Borough Cllr Russell had called this application in.

Upper Medway Internal Drainage Board

Cllrs to receive email from Upper Medway Internal Drainage Board. The Clerk was asked to email Cllrs to formalise a response by 20th September.

096/24 MARDEN NEIGHBOURHOOD PLAN

Cllrs requested that this item, to discuss Regulation 14, be deferred until the next Planning Committee when the Chairman of the Neighbourhood Plan was in attendance.

097/24 INVOICES FOR PAYMENT:

The following invoices for payment were submitted to the meeting:

Travel Expenses for Chairman and Clerk to attend Finance Conference - £20.95 x 2

Paul Waring – contract mowing - £496.32

NJ Plumbing – repairs to urinal - £174.00

Cllrs agreed payments and Cllrs Boswell and Gibson would authorise on Unity.

098/24 ENFORCEMENT

There were no confidential alleged enforcement issues to report or information received back from MBC. Therefore the meeting was not required to go into Part II confidential items.

There being no further business the meeting closed at 20.52pm

Signed:

Date: 15th October 2024

Cllr Turner, Chairman, Marden Planning Committee
Marden Parish Council, Parish Office, Goudhurst Road, Marden
01622 832305 / 07376 287981 // www.mardenkent-pc.gov.uk