



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

In the absence of the Chairman, Cllr Dobinson was voted to take the chair for this meeting.

163/25 PRESENT:

Cllrs Adam, Boswell, Dobinson (in the chair), Gibson, Rabot and Tippen were in attendance. The Clerk and two members of the public were also present.

164/25 APOLOGIES:

Cllrs Newton and Turner had given their apologies.

165/25 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 4th February 2025. These were duly signed by the Chairman.

166/25 CLLR INFORMATION

Declarations of Interest

Cllrs to declare interests on any item listed on the agenda.

Granting of Dispensation

If relevant Cllrs to request dispensation on any item listed on the agenda.

167/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public were in attendance to speak on item 171/25
Chilmington Water Treatment Plant.

Cllr Tippen proposed, all Cllrs agreed, to move this item to be discussed prior to item 169/25.

168/25 ELECTION OF VICE-CHAIRMAN

Cllr Tippen proposed and Cllr Adam seconded that Cllr Dobinson be elected as Vice-Chairman for the remainder of the Council year.

171/25 OTHER PLANNING ISSUES:

Chilmington Water Treatment Plan

The two members of the public spoke to the meeting and gave a brief history of the above application which Ashford Borough Council refused last year and subsequently went to appeal which was granted. Concern raised in regard to the discharge of effluent into the River Beult and the subsequent flow downstream through the SSSI. Cllrs agreed that there was not much that Marden PC could do other than write to Maidstone Borough Council raising issues as to why parishes were not informed. The two members of the public were thanked for bringing this to MPC's attention.

The Clerk was asked to write to Head of Planning at MBC.

8.15pm *Members of the public left the meeting.*

169/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH**FULL APPLICATIONS**

25/500307/FULL – Great Thorn Farm, Marden Thorn, Marden
 Creation of wildflower meadow to replace that approved under planning permission 18/504236/FULL
 Cllrs raised no objection.

LISTED BUILDING CONSENT

25/500536/LBC – Poulter's Hall, Plain Road, Marden
 Listed Building Consent to replace rendered infill panels and front door to south-east elevation ground floor. Timber repairs and replacements to ground floor timber frame on south-east elevation. Minor repairs to first floor south-east elevation.
 Cllrs raised no objection subject the agreement of the Conservation Officer.

SUBMISSION OF DETAILS

25/500447/SUB – Units 6 and 15 Wheelbarrow Industrial Estate, Pattenden Lane, Marden
 Submission of details pursuant to condition 6 (cycle parking) subject to application 24/504424/FULL
 Noted.

170/25 MBC DECISIONS & APPEALS**Decisions**

The following decision was received:

24/504964/AGRIC – Land South of River Beult, Near Hertsfield Farm, Staplehurst Road, Marden

Prior notification for the erection of a steel framed agricultural building with concrete lower walls and Yorkshire boarded uppers. For its prior approval to:-
 Siting, design and external appearance.

MPC – Recommended Refusal

MBC – Prior Approval Refused

Decisions outside Marden Parish

There were no further decisions received.

Appeals

The following appeal decision was received:

24/502840/FULL – Reed Court Barn, Hunton Road, Chainhurst, Marden
 (Appeal Ref: APP/U2235/D/24/3354224)

Erection of fencing and change of surfacing materials.

Appeal dismissed.

171/25 OTHER PLANNING ISSUES:**MBC Planning Committee**

Cllrs noted the next MBC Planning Committee meeting on 20th March 2025.

Chilmington Water Treatment Plan

Discussed above.

172/25 MARDEN NEIGHBOURHOOD PLAN (MNP) REGULATION 14 OPEN MORNING

The Clerk had circulated an up to date tracked copy of the MNP Review document along with a separate document highlighting the changes to the policies. Cllr Tippen and the Clerk would sit down on 24th February to discuss what was required for the Open Morning.

173/25 INVOICES FOR PAYMENT:

There were 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:

There were no members of the public in attendance.

174/24 ENFORCEMENT**New/Reported Alleged Enforcement**

A new alleged breach had been reported which would be sent to MBC.

MBC Update on Enforcement

No updates had been received.

There being no further business the meeting closed at 8.45pm.

Signed:

Date: 4th March 2025

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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