



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 1ST APRIL 2025 HELD IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

197/25 PRESENT:

Cllrs Boswell, Dobinson, Gibson, Newton, Rabot, Tippen and Turner (in the Chair). Cllr Goda and the Clerk were also in attendance.

198/25 APOLOGIES:

Cllr Adam had given his apologies.

199/25 APPROVAL OF PREVIOUS MINUTES:

Cllrs received, and agreed, the minutes of the meeting held on 18th March 2025. These were duly signed by the Chairman.

200/25 CLLR INFORMATION

Declarations of Interest

Cllrs Boswell, Gibson, Newton, Rabot, Tippen and Turner declared an interest as a member of the Village Club. Cllrs also wished it noted that the agent for this application was the same company being used for the changing rooms refurbishment.

Granting of Dispensation

There were no requests for dispensation.

201/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Cllr Goda wished to speak as a member of the public on Reed Court Farm. The Chairman would ask him to speak under item 204/25

202/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

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 viewed the documents and felt it was overlarge and lost the original character of the cottage.

Due to the mass of the proposed extension it has lost the total character of the cottage situated in a prominent location. It was also noted the roof height has been raised making it more incumbent in the countryside.

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 would encourage the use of more traditional vernacular material such as brick and tile hung.

Cllrs did not wish this to go to Committee.

25/500993/FULL – Land Rear of The Taj of Kent, Church Green, Marden
Erection of 4 residential dwellings with associated access, 8 parking and 8 cycle spaces and associated landscaping

Following Cllrs viewing this application concerns expressed previously re applications 22/504747 and 24/500586 are exacerbated due to the two additional properties being proposed.

Cllrs noted that the construction management plan was approved on the previous application but Cllrs felt that no note had 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.

In regard to this current application:

- (1) No construction management has been submitted.
- (2) The Biodiversity Net Gain statement has not been fully completed and Cllrs felt it was contrary to MNP Policy NE4 (Biodiversity and Habitat) as local off-site re-creation is viewed as a last resort. Cllrs would expect to see any off site re-creation secured within the parish of Marden and this should be conditioned. Cllrs believe there would be room on site as indicated on the plan on page 5 of the Design & Access statement (*see also comment below*).
- (3) Cllrs note that there is a discrepancy in the proposed block plan 23.68.PL110 identifying the amenity space for plots 3-6. This is contrary to the Design & Access statement Page 5: Section 4 (Proposed Overview) which details an area reserved for Biodiversity Net Gain.

Cllrs therefore recommend refusal and wished to reiterate previous comments for application 22/504747/FULL and 24/500586/SUB and wish it to go to Committee if minded to approve.

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 1 rear dormer and conversion of existing carport into a secure garage

Although Cllrs raised no objection they noted the lack of Design and Access Statement.

LISTED BUILDING CONSENT

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)

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

OTHER

25/500967/NMAMD – Bogden 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.

Cllrs raised no objection.

203/25 MBC DECISIONS & APPEALS**Decisions**

Cllrs received, and noted, the following decisions:

25/500035/FULL – Willows Business Park, Pattenden Lane, Marden

Change of Use from warehouse (Class B8) to gym (Class E) with internal alterations.

MPC: Recommended no objection

MBC: Granted

25/500289/FULL – Poulters Hall, Plain Road, Marden

Conversion of existing garage to provide 2 bedroom ancillary accommodation. Modification of window/ door openings.

MPC: Recommended no objection subject to it being ancillary to main dwelling

MBC: Granted

25/500307/FULL – Great Thorn Farm, Marden Thorn, Marden

Creation of wildflower meadow to replace that approved under planning permission 18/504236/FULL.

MPC: Recommended no objection

MBC: Granted

25/500447/SUB – Units 6 & 15 Wheelbarrow Industrial Estate, Pattenden Lane, Marden

Submission of details pursuant to condition 6 (cycle parking) subject to application 24/504424/FULL.

MPC: Noted

MBC: Approved

25/500536/LBC – Poulters 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.

MPC: Recommended no objection subject to approval of MBC Conservation Officer

MBC: Granted

Decisions outside Marden Parish

There were no decisions outside of the parish to report to the meeting.

Appeals

24/500251/FULL (Appeal Ref: APP/U2235/W/24/3348265): The Cold Store, Cannon Farm, Thorn Road, Marden

The development proposed is the change of use of former agricultural building to a single dwellinghouse, with associated curtilage area and parking provision along with external alterations.

Appeal allowed and planning permission granted.

204/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 24th April 2025.

Pre-Application Submission

Planning update – Cllrs received information regarding the pre-application submission meeting between agents and Maidstone Borough Council.

Cllrs noted that a request had been submitted by the agent for land north of Marden to hold a pre-application meeting with MBC but not further information was available.

Other

Cllr Goda, as a resident, thanked the Cllrs for their support in the Reed Court Farm application but envisaged this would now go to appeal.

205/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

Responses were still being received on Regulation 14 (closing date 25th April) and these would be reviewed at a meeting of the MNP in May.

206/25 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Alison Hooker: Refreshments/Gift/Travel - £114.60

Stanleys: Fuel - £142.16

Graham Carey: Play Area / Contracted grounds maintenance - £540.00

D C Hudson: Additional architect fees - £2,216.16

KALC: I&E Training - £42.00

Tonbridge & Malling BC: Neighbourhood Plan Maps - £216.87

Chris Prince: Fence posts - £44.57

Ecosan: Sanitary units - £127.46

Maidstone BC: Changing Rooms rates - £354.29

KALC: AI Training - £120.00

ICCM: Annual Subscription - £105.00

Cloudy IT: Monthly IT support - £223.44

Total: £4,246.55

Cllrs agreed payments and Cllrs Rabot and Turner would authorise on Unity.

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:

207/24 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

The Clerk had received an update on a recent alleged breach. Cllrs ask the Clerk to respond to MBC for further details.

There being no further business the meeting closed at 21.01pm.

Signed:

Chairman, Marden Planning Committee

Date: 20th May 2025

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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