



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 4TH FEBRUARY 2025 HELD IN THE JOHN BANKS HALL, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT

151/25 PRESENT:

Cllrs Adam, Boswell, Gibson, Newton, Rabot, Tippen and Turner (in the Chair). The Clerk, Borough Cllr Russell and one member of the public were also in attendance.

152/25 APOLOGIES:

No apologies.

153/25 APPROVAL OF PREVIOUS MINUTES:

Cllrs received, and agreed, the minutes of the meeting held on 17th December 2024. These were duly signed by the Chairman.

154/25 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

155/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No member of the public wished to speak.

156/25 ELECTION OF VICE-CHAIRMAN

This was deferred until the next Planning Committee meeting.

157/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

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

Change of use from warehouse (Class B8) to gym (Class E) with internal alterations
Cllrs raised no objection.

OTHER

24/503556/PSINF – Marden County Primary School, Goudhurst Road

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.

TO NOTE: This application was discussed at Maidstone Borough Council Planning Committee on 16th January when the discrepancy of the red outline was raised. This has now been updated so the only consultation is on the positioning of the new red line.

Cllrs noted the changes to the site plan.

158/25 MBC DECISIONS & APPEALS

Decisions

The following decisions were received:

24/505087/TCA – 1 Napoleon Drive, Marden

Conservation area notification: T1 Horse Chestnut, Reduce South West stem by 4m back to suitable growth point (clear stem from BT cable), T2 Oak, Remove major deadwood, T4 Silver Birch, Lift to 3m & prune overhang by 2m over play park, formative prune (for safety and maintenance) T5 Ash, Reduce property side by 3m.

MPC – Noted

MBC – Raised no objection

Note: This is on Parish Council land and the Clerk was currently liaising with the tree surgeon and MBC as this was not a TPO application along with the wrong address given – should be 12 Napoleon Drive/Rookery Path (one of the trees is covered by TPO)

24/504488/FULL – 5 Meades Close, Marden

Erection of a replacement single storey rear extension.

MPC: No objection

MBC: Granted

24/504893/SUB – Bens Oak, Goudhurst Road, Marden

Submission of details pursuant to condition 3 – Glazing Details, Subject to 24/500316/FULL

MPC: Noted

MBC: Refused

24/504835/TCA – Marden Medical Centre, Church Green

Conservation area notification to remove three Fruit trees and one Hawthorn. Reduce one Maple to a height of 8m. Reduce one Cherry to a height of 8m and cut back limbs overhanging the highway back to the boundary.

MPC: No objection

MBC: Raised no objection

24/504917/LBC – Mountain Farmhouse, Marden Road, Marden

Listed Building Consent for replacement of ground to first floor staircase within outshut 1, removal of plasterboard to ceilings and replacement with breathable wood fibre insulated panels and lime plaster, and removal of concrete floor and porcelain tiles and replacement with a breathable limecrete floor and underfloor heating (works started).

MPC: No objection

MBC: Granted

24/504948/NMAMD – Oakhurst, Stilebridge Lane, Marden

Non-Material Amendment to 22/504241/FULL: Section 73 application for variation of condition 3 (change from timber cladding to composite wood) and condition 21 (ecological enhancements moved from caravans to the wider site) pursuant to 19/500271/FULL for the change of use of land for the stationing of 18 holiday caravans with associated works including laying of hard standing and bin store. - To widened and relocated vehicular access only (now 10.5m wide instead of 6m and located 9.5m from boundary to south instead of 8m) as well as to provide details of the external lighting scheme

MPC: Noted

MBC: Satisfied that amendments are non-material.

24/504510/FULL – Turkey Farmhouse, Goudhurst Road, Marden

Construction of single storey extension (annexe), removal/ replacement of porch, and erection of car barn.

MPC: Refused – no to Committee.

MBC: Refused

Decisions outside Marden Parish

There were no decisions received on applications outside Marden parish.

Appeals

23/504068/OUT – Land East of Albion Road and North of Copper Lane, Marden

Outline application with some matters reserved (access only sought) for the removal of 2 former agricultural sheds and erection of up to 17 dwellings and associated infrastructure including partial footways on Albion Road

TO NOTE: Appeal decision received: Appeal allowed and permission granted.

23/505406/PNQCLA – 2 The Lambing Shed, Blue House Farm, Battle Lane, Marden

TO NOTE: Appeal decision received: Appeal dismissed.

Further appeal information received on:

MA/11/1948 (Appeal Ref: APP/U2235/W/20/3259300) – Monk Lakes, Staplehurst Road, Marden

Part retrospective planning application for the retention of two lakes known as Bridges and Puma and works to create 3 additional lakes all for recreational fishing, erection of clubhouse building and associated works and landscaping.

Date of appeal received – Cllrs noted.

159/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs to note the next MBC Planning Committee meeting on 13th February 2025.

Reed Court Farm application

Several more documents had been uploaded to the planning portal and it was understood that the application would not be heard by MBC Planning Committee next month.

Marden PC Planning Policies

Cllrs reviewed the MPC Planning Policies – not amendments were required.

160/25 MARDEN NEIGHBOURHOOD PLAN

The Clerk was due to meet with Cllr Goda on 7th February to go through the document which would then be recirculated.

Cllrs Adam and Turner were meeting on 8th February to review the maps/plans on Pear Technology.

Cllr Tippen and the Clerk would meet to go through what documents were required for the Open Morning in the next couple of weeks.

161/25 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Graham Carey – Grounds maintenance - £488.00

Marden Memorial Hall – office rent/refuse - £300.00

Employees/HMRC – February salaries/PAYE/NIC - £8,684.72

Castle Water – public conv. water supply - £11.01

P&F Cleaning – public conv. Cleaning - £725.00

Play Inspection Company – annual play inspections - £433.20

Stanleys – fuel and miscellaneous - £77.22

Cloudy IT – monthly IT support - £225.70

Total: £10,944.76

Cllrs agreed payments and Cllrs Adam 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:**

The members of the public still in attendance left the meeting for the following item:

162/24 ENFORCEMENT

New/Reported Alleged Enforcement

A new alleged breach was raised which the Clerk would report to MBC.

MBC Update on Enforcement

There being no further business the meeting closed at 20.55

Signed:

Date: 18th February 2025

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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