



TO ALL MEMBERS OF MARDEN PARISH COUNCIL PLANNING COMMITTEE

Dear Councillor

YOU ARE HEREBY SUMMONED TO ATTEND the Marden Parish Council Planning Committee meeting to be held on Tuesday 7th October 2025 in the Parish Office meeting room, Marden Memorial Hall, Marden commencing at 7.30pm.

Alison Hooker

Alison Hooker (Mrs)

Clerk to Marden Parish Council / t: 01622 832305 / e: clerk@mardenkent-pc.gov.uk /

w: www.mardenkent-pc.gov.uk

2nd October 2025

AGENDA

If you have any questions etc that you wish to ask regarding this meeting please contact the Clerk on 01622 832305 or email clerk@mardenkent-pc.gov.uk

090/25 PRESENT:

091/25 APOLOGIES:

To receive apologies for absence.

Cllrs to inform the Clerk by 5pm on the day of the meeting if they will not be taking part in the meeting.

092/25 APPROVAL OF PREVIOUS MINUTES:

To receive and agree the minutes of the meeting held on 30th September 2025.

093/25 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.

094/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public to inform the Chairman if they wish to raise anything under this item or speak on any agenda item.

095/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

25/503498/FULL – The Orchard, Copper Lane, Marden

Change of use of land to retain 7 mobile homes for gypsy/traveller accommodation with ancillary parking facilities including 3 touring caravan spaces and 6 car spaces and landscape enhancements (retrospective).

[25/503498/FULL | Change of use of land to retain 7no. mobile homes for gypsy/traveller accommodation with ancillary parking facilities including 3no. touring caravan spaces and 6no. car spaces, and landscape enhancements \(retrospective\). | The Orchard Copper Lane Marden Kent TN12 9DW](#)

25/503858/FULL – Mill Farm Cottage, Hunton Road, Marden

Demolition of conservatory. Erection of single storey side extension, two store extension to rear. First floor extension with habitable loft space above existing single store extension. Loft conversion with 2 new dormers. Alterations to fenestration. New chimney.

[25/503858/FULL | Demolition of conservatory. Erection of single storey side extension, two storey extension to rear. First floor extension with habitable loft space above existing single](#)

[storey extension. Loft conversion with 2no. new dormers. Alterations to fenestration. New chimney. | Mill Farm Cottage Hunton Road Marden Kent TN12 9QX](#)

[25/503915/FULL – Hunton Lodge, Hunton Road, Marden](#)

Change of use of land to restore the laser shooting range to its original function as a lunging yard including removal of shooting platform and conversion of café building into a two-bedroom ancillary accommodation annex.

[25/503915/FULL | Change of use of land to restore laser shooting range to its original function as lunging yard including removal of shooting platform and conversion of cafe building into a two bedroom ancillary accommodation annexe. | Hunton Lodge Hunton Road Marden Kent TN12 9SQ](#)

[25/503963/FULL – Beech House, Goudhurst Road, Marden](#)

Erection of a two storey side extension including insertion of 1 rooflight.

[25/503963/FULL | Erection of a two storey side extension including insertion of 1no. rooflight. | Beech House Goudhurst Road Marden Kent TN12 9LT](#)

SUBMISSION OF DETAILS

[25/503827/SUB – Poulters Hall, Plain Road, Marden](#)

Submission of details pursuant to condition 4 (Replacement Door Details) subject to 25/500536/LBC.

[25/503827/SUB | Submission of details pursuant to condition 4-\(Replacement Door Details\) subject to 25/500536/LBC | Poulters Hall Plain Road Marden Kent TN12 9LS](#)

CONSERVATION AREA NOTIFICATION

[25/503905/TCA – Manor House, Albion Road, Marden](#)

Conservation Area Notification to reduce 1 Magnolia Tree from a current height of approximately 14 metres to be reduced by 1 metre to leave a finished height of 13 metres and thin crown by 10%, reduce 1 Camelia tree from a current height of approximately 6 metres to be reduced by 2-3 metres and shaped leaving a finished height of 3.5 metres. Removing growth from over the neighbouring property, cutting back to boundary and to prune 1 Lilac tree from a current height approximately 4 metres, formative prune to contain size. Remove extended branch over next door and remove Sycamore saplings from within Lilac. Leave a finished height of approximately 3.5 metres.

[25/503905/TCA | Conservation Area Notification to reduce 1no. Magnolia tree from a current height of approximately 14 metres to be reduced by 1 metre to leave a finished height of 13 metres and thin crown by 10%, reduce 1no. Camelia tree from a current height of approximately 6 metres to be reduced by 2-3 metres and shaped leaving a finished height of 3.5 metres. Removing growth from over the neighbouring property, cutting back to boundary. and to prune 1no. Lilac tree from a current height approximately 4 metres, formative prune to contain size. Remove extended branch over next door and remove sycamore saplings from within lilac. Leave a finished height of approximately 3.5 metres. | Manor House Albion Road Marden Kent TN12 9EA](#)

TREE PRESERVATION ORDER

[25/503941/TPOA – Field House, Park Road, Marden](#)

Tree Preservation Order application – Installation of a root barrier to protect property from subsidence caused by Oak Tree

[25/503941/TPOA | TPO application: Installation of a root barrier to protect property from subsidence caused by Oak tree. | Field House Park Road Marden Kent TN12 9LG](#)

NON-MATERIAL AMENDMENT

25/503954/NMAMD – Land Rear of The Taj, Church Green, Marden

Non-Material Amendment to 23/504966/FULL being to vary condition 2 of this permission to allow a phased development. Condition 2 shall therefore read as: The Development hereby permitted shall be carried out in accordance with the following approved plans / documents: Submitted under 25/503954 – Drawing References: 23.68.PL50. Submitted under 23/504966 – Drawing references: 23.68.PL01; PL02; PL03; PL03A; PL04; and PL05. Submitted under 22/504747 – Drawing references: 18009-P-101A; 102; and 108; and Tree Removal Plan (ref: CG/TRP/1791-02B); Tree protection plan (ref: CG/TRP/1791/03-B); Tree Survey Plan (ref: CG/TRP/1791-01); Arboricultural Report (ref: SA/1791/21-B dated: 10th August 2022); Ecological Assessment (Greenspace Ecological Solutions – Aug 2022); Environmental Noise Impact Assessment (ADT – Sept 2022); Odour Appraisal (Oast Investments Ltd – Aug 2022); and Transport Statement (Oast Investments Ltd – Aug 2022). Reason: For avoidance of doubt and in the interests of proper planning.

25/503954/NMAMD | Non Material Amendment to 23/504966/FULL being to vary condition 2 of this permission to allow a phased development. Condition 2 shall therefore read as: The development hereby permitted shall be carried out in accordance with the following approved plans/documents: Submitted under 25/503954- Drawing references: 23.68.PL50. Submitted under 23/504966- Drawing references: 23.68.PL01; PL02; PL03; PL03A; PL04; and PL05A. Submitted under 22/504747- Drawing references: 18009-P-101A; 102; and 108; and Tree Removal Plan (ref: CG/TRP/1791-02B); Tree protection Plan (ref: CG/TRP/1791-03-B); Tree Survey Plan (ref: CG/TRP/1791-01); Arboricultural Report (ref: SA/1791/21-B dated: 10th Aug 2022); Ecological Assessment (Greenspace Ecological Solutions - Aug 2022); Environmental Noise Impact Assessment (ADT - Sept 2022); Odour Appraisal (Oast Investments Ltd - Aug 2022); and Transport Statement (Oast Investments Ltd - Aug 2022). Reason: For avoidance of doubt and in the interests of proper planning. | Land Rear Of The Taj Of Kent Church Green Marden Kent

096/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans received outside of Marden parish.

097/25 MBC DECISIONS & APPEALS

Decisions

Cllrs to receive MBC Decisions on Marden planning applications.

Decisions outside Marden Parish

Cllrs to receive MBC Decisions on outside Marden planning applications.

Appeals

The Clerk to provide information on appeals if received.

098/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs to note the next MBC Planning Committee meeting on 16th October.

099/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

Update from meeting held on 30th September.

100/25 INVOICES FOR PAYMENT:

Invoices for payment will be submitted to the meeting.

The Chairman will 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:

Any members of the public still in attendance will be asked to leave the meeting for the following item:

101/25 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

102/25 ENVIRONMENTAL IMPACT REQUEST

Cllrs to review the above request