



**MINUTES FOR THE MEETING OF MARDEN PARISH
COUNCIL PLANNING COMMITTEE ON 16TH DECEMBER
2025 HELD IN THE PARISH OFFICE MEETING ROOM,
MARDEN MEMORIAL HALL, GOUDHURST ROAD,
MARDEN COMMENCING AT 7.30PM**

Marden Parish Council operates under General Power of Competence since adopted on 7th May 2024. Minute Reference 012/24.

133/25 PRESENT:

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

134/25 APOLOGIES:

Apologies were received from Cllrs Adam, Goda and Griffiths.

135/25 APPROVAL OF PREVIOUS MINUTES:

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

136/25 CLLR INFORMATION

Declarations of Interest

Cllr Turner declared an interest in application 25/504867/PNQCLA as a neighbouring resident is known to him.

Granting of Dispensation

There were no requests for dispensation.

137/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

138/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

25/503341/FULL – New Lodge Cottages, Hunton Road, Marden
AMENDMENT

Erection of a first-floor rear dormer extension with roof alterations, a single storey rear extension with Oak Framed open porch entrance, and a detached single storey annexe.

RESOLVED: Cllrs raised no objection provided the single storey annexe was ancillary to the main dwelling.

25/504597/FULL – Cannon Farm, Thorn Road, Marden

Conversion of building into two dwellings (amendment to 24/500611/PNQCLA)

RESOLVED: Cllrs raised no objection.

25/504730/FULL – 2 Widehurst Cottages, Thorn Road, Marden

Installation of 20 solar panels on a small ground mounted solar PV array.

RESOLVED: Cllrs raised no objection.

25/504778/FULL – Meadow Cottage, Goudhurst Road, Marden

Removal of existing terrace and external staircase to detached garage, and erection of a single storey rear extension to form additional garage space and store, with new external staircase and roof terrace. Existing hipped roof to barn end roof and enlarged side dormer to form an ensuite bedroom for ancillary use to the main dwelling.

RESOLVED: Cllrs raised no objection provided the proposal is ancillary to the main dwelling. However, Cllrs were unsure what the rectangle space outlined on the location plan represents and would be grateful if clarification could be sought.

25/504898/FULL – Land at Merrydown, Howland Road, Marden

Erection of a self-build two-bedroom bungalow attached to existing garage. Flooding has been known to occur in this location.

RESOLVED: Cllrs had no objection in principle however would want clarification on evidence of compliance to Marden Neighbourhood Plan policies BE3 – Sustainable construction; NE1 – Surface Water Management; and NE5 – Landscape Planting. It was noted that MPC has historic knowledge that this site has the potential for surface water flooding. If MBC are minded to approve Cllrs would not wish to see this go to Committee.

LISTED BUILDING CONSENT25/504975/LBC – The Bridge House, High Street, Marden

Listed Building Consent for lifting and relaying existing brick floor within kitchen/breakfast area on limecrete floor system.

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

PRIOR NOTIFICATION25/504867/PNQCLA – The Nurseries, Staplehurst Road, Marden

Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1 residential dwelling house and associated operational development. For its prior approval to transport and highways impacts of the development; noise impacts of the development; contamination risks on the site; flooding risks on the site; whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwelling houses); design and external appearance impacts on the building; provision of adequate natural light in all habitable rooms of the dwelling house.

RESOLVED: Cllrs noted but did not wish to comment.

SUBMISSION OF DETAILS

25/504873/SUB – The Bridge House, High Street, Marden

Submission of details pursuant to conditions 3 (soil vent pipe materials), 4 (bathroom loading details), 5 (windows schedule of works) and 6 (new service runs method statement), subject to 23/503918/LBC

RESOLVED: Cllrs noted application but did not wish to comment.

139/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans received outside of Marden parish.

140/25 MBC DECISIONS & APPEALS**Decisions**

Cllrs received the following MBC Decisions on Marden planning applications.

25/503963/FULL – Beech House, Goudhurst Road, Marden

Erection of a part two storey and part single storey side extension including insertion of 1no. rooflight.

MPC: Recommended refusal

MBC: Granted

25/503915/FULL – Hunton Lodge, Hunton Road, Marden

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.

MPC: Raised no objection

MBC: Refused

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

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.

MPC: Recommended refusal

MBC: Granted

25/504117/LBC – The Bridge House, High Street, Marden

Listed Building Consent for lifting and relaying existing brick floor within kitchen/breakfast area on an insulated base

MPC: Raised no objection

MBC: Refused

Decisions outside Marden Parish

There were no decisions made on applications outside of Marden parish.

Appeals

There were no appeals brought to the attention of Marden Parish Council.

141/25 OTHER PLANNING ISSUES:**MBC Planning Committee**

Cllrs noted the next MBC Planning Committee meeting on 18th December. There were no Marden applications listed.

Material Considerations Document

Cllrs considered the draft document outlining material considerations for residents responding to planning applications and proposed that this be uploaded to the MPC website. Cllr Boswell will add details into the next newsletter for reference.

MBC Gypsy, Traveller and Travelling Showpeople Development Plan Document

A new site was being proposed in the document for Marden at Oakhurst. Cllrs agreed that MPC is in support of the principles laid down in the DPD but wished to ask the question whether the suggested site at Oakhurst, Stilebridge Lane, Marden was instead of the holiday caravan park (application 22/504241/FULL)

142/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

It was agreed to hold the consultation for Regulation 14 from 1st March for six weeks with the open morning planned for 7th March 2026. The Clerk was asked to book the Vestry Hall and report back if this wasn't available.

143/25 INVOICES FOR PAYMENT:

Electronic Payments

The following invoices were submitted for payment:

Viking – public convenience supplies (Code 4328) - £117.55

KALC – training (Code 4010) - £36.00

Ian Jones – locking/unlocking Southons Field/toilets (Codes 4222/4328) - £200.00

Marden Memorial Hall – Christmas roundabout (Code 4201) - £200.00

Total: £553.55

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

Cheque payment

The following cheque was submitted for signing:

T S Standen – preparation of ashes plot (Code 4303) - £50.00

The cheque was signed by Cllrs Boswell, Gibson and Tippen.

Transfer

Cllrs agreed the transfer of £57,614.34 from Unity to CCLA (capital funds).

Cllrs Tippen and Turner signed paperwork. This would be scanned and sent to CCLA for payment on 19th December.

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:

144/25 ENFORCEMENT

New/Reported Alleged Enforcement

The Clerk had reported an alleged breach which had been brought to the attention of MPC. This was being investigated by MBC.

MBC Update on Enforcement

No new updates to report.

There being no further business the meeting closed at 20.46pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 6th January 2026

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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