



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

121/25 PRESENT:

Cllrs Gibson, Griffiths, Newton and Turner (in the Chair) were present. The Clerk was also in attendance.

122/25 APOLOGIES:

Apologies were received from Cllrs Adam, Boswell, Goda and Rabot.

123/25 APPROVAL OF PREVIOUS MINUTES:

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

124/25 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

125/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

No members of the public were in attendance.

**126/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH
FULL APPLICATIONS**

25/504458/FULL – 50 Seymour Drive, Marden

Erection of a garden studio in rear garden.

RESOLVED: Cllrs raised no objection.

TREE PRESERVATION ORDER

25/504411/TPOA – Kingfisher Lodge, Hunton Road

TPO Application for 1 x (T1) Oak – crown reduce from lower branches over house from 7.5m to 4.5m (south side), removal of deadwood and reduce selected branches over house by 3m. 1 x (T2) Oak – Major deadwood removal. 1 x (T3) Ash – reduce height from 18m to 9m and deadwood removal. 1 x (T4) Ash – Pollard from a height of 18m to 9m and removal of deadwood. 1 x (T5) Ash – reduce from 23m in height to 8m and removal of deadwood and dieback. 1 x (T6) Oak – Deadwood removal. 1 x (T7) Ash – fell. 1 x (T8) Ash – removal of deadwood.

RESOLVED: Cllrs raised no objection.

127/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans were received outside of Marden parish.

128/25 MBC DECISIONS & APPEALS

Decisions

Cllrs received the following MBC Decisions on Marden planning applications.

25/503619/FULL: 2 Widehurst Cottages, Thorn Road, Marden

Change of use of land to the rear of 2 Widehurst Cottages from agricultural use to a residential use to extend the existing residential garden land.

MPC: Recommended No Objection

MBC: Granted

25/503234/FULL: Holly Cottage, Maidstone Road, Marden

Section 73 - Application for minor material amendment to approved plans condition 4 (to allow removal of side window to dining room and addition of a bay window to front) pursuant to 24/503942/FULL for - Erection of a two storey extension with front and rear dormers and single storey rear extension and internal alterations.

MPC: Recommended No Objection

MBC: Granted

25/503827/SUB: Poulters Hall, Plain Road, Marden

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

MPC: Noted

MBC: Approved.

Decisions outside Marden Parish

Cllrs received the following MBC Decisions outside Marden planning applications.

25/503026/SUB: Land North of Little Cheveney Farm, Sheephurst Lane, Marden

Submission of details pursuant to conditions 11 (Construction Environment Management Plan), 16 (river buffer zone scheme), 19 (soil management plan), 20 (scheme of measures to minimise crime), and 24 (permissive path), subject to application 22/501335/FULL.

MPC: Noted

MBC: Approved

25/503075/SUB: Lane North of Little Cheveney Farm, Sheephurst Lane, Marden

Submission of details pursuant to conditions 12 (Landscape and Ecological Management Plan), 14 (Kingfisher protection scheme), 15 (method statement for ecological mitigation and enhancement), and 23 (biodiversity enhancement), subject to application 22/501335/FULL.

MPC: Noted

MBC: Approved

Appeals

No new appeal information had been received.

129/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 11th December.

MBC – Greensand Ridge Proposal

Cllr Tippen had looked through Maidstone Borough Council website but could see no consultations having taken place on this proposal.

Cllrs would be asked for responses regarding the Kent Downs Management Plan Survey.

Redloft

Following a discussion Cllrs could not provide any possible land use for Local Needs Housing.

Material Considerations Document

This item would be deferred as the Clerk needed to finalise some information before circulating.

130/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

A response had been received from Maidstone Borough Council regarding the draft modification statement. There were a couple of comments which were discussed and Cllrs would discuss further the date for the Regulation 14 consultation – possibly mid-March 2026.

131/25 INVOICES FOR PAYMENT:

The Unity Bank website was down so invoices could not be uploaded. Therefore, all invoices would be put before Amenities Committee next week for agreement and authorisation.

There were no enforcement issues to be raised so no confidential part of the meeting was held.

There being no further business the meeting closed at 7.53pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 2nd December 2025

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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