



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 19TH AUGUST 2025 HELD IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

059/25 PRESENT:

Cllrs Boswell, Gibson, Goda, Griffiths, Newton and Rabot were present. Cllr Tippen and the Clerk were also in attendance.

060/25 APOLOGIES:

Apologies were received from Cllrs Adam and Turner.

Cllr Gibson, as Vice-Chairman, took the chair in Cllr Turner's absence.

061/25 APPROVAL OF PREVIOUS MINUTES:

Cllrs received, and agreed, the minutes of the meeting held on 5th August 2025. These were duly signed by the Chairman.

062/25 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

063/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

064/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH FULL APPLICATIONS

25/503005/FULL – Mountain Oast, Park Road, Marden

Installation of a log cabin for ancillary use as a residential annexe to main dwelling.

Resolution: Cllrs raised no objection subject to this being ancillary to the main dwelling.

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.

Resolution: Cllrs raised no objection.

SUBMISSION OF DETAILS

25/504243/SUB – Holly Cottage, Maidstone Road, Marden

Submission of details pursuant to condition 2 (enhancement of ecology) subject to 24/503942/FULL

Cllrs noted application

25/503343/SUB – Far Acre Farm, Goudhurst Road, Marden

Submission of details pursuant to conditions 4 (scheme of landscaping); and 6 (biodiversity enhancement) subject to 20/504945/FULL

Cllrs noted application

065/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH**COLLIER STREET****SUBMISSION OF DETAILS**

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

Cllrs noted application

25/503075/SUB – Land 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

Cllrs noted application

25/503076/SUB – Land North of Little Cheveney Farm, Sheephurst Lane, Marden

Submission of details pursuant to condition 8 (landscaping scheme), subject to application 22/501335/FULL

Cllrs noted application

25/503078/SUB – Land North of Little Cheveney Farm, Sheephurst Lane, Marden

Submission of details pursuant to condition 17 (sustainable surface water drainage scheme), subject to application 22/501335/FULL

Cllrs noted application

25/503079/SUB – Land North of Little Cheveney Farm, Sheephurst Lane, Marden

Submission of details pursuant to condition 19 (archaeology), subject to application 22/501335/FULL

Cllrs noted application

066/25 MBC DECISIONS & APPEALS

Decisions

Cllrs received the following MBC Decisions on Marden planning applications:

25/502440/SUB – 1 Jasmine Villas, Goudhurst Road, Marden

Submission of details pursuant to condition 4 - (enhancement of biodiversity) subject to 24/503064/FULL

MPC: Noted

MBC: Approved

25/502860/TCA – The Cottage, High Street, Marden

Conservation area notification: Hazel, Holly, Yew - Reduce height by 2m to previous reduction points. Trim/prune client side to shape and balance; Yew x 4 - Reduce height and spread by 1.5m, crown lift to provide 2.5m clearance; Yew x 2 - Crown lift to provide 2.5m ground clearance.

MPC: Noted

MBC: Approved

Decisions outside Marden Parish

No decisions received outside of Marden parish.

Appeals

No appeal information was received to report to this meeting.

067/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 21st August 2025. No applications for Marden were listed on the agenda.

Meeting with Maidstone Borough Council

Following an invite from Maidstone Borough Council Cllrs proposed, and agreed, that Cllrs Rabot and Tippen attend.

068/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

Meeting arranged for 30th September to discuss further Regulation 14 consultation.

069/25 INVOICES FOR PAYMENT:

The following invoices for payment were submitted to the meeting:

P&F Cleaning – public conv. Cleaning - £795.00

Castle Water – public conv. Water supply - £2.98

Total: £797.98

Cllrs approved payments and Cllrs Rabot and Tippen 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:

070/25 ENFORCEMENT

New/Reported Alleged Enforcement

Additional information was provided to the Clerk on an alleged breach of planning. This would be forwarded to Maidstone Borough Council.

There being no further business the meeting closed at 8.40pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 2nd September 2025