



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 2ND SEPTEMBER 2025 HELD IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

071/25 PRESENT:

Cllrs Adam, Goda, Newton, Rabot and Turner (in the Chair) were present. Cllrs Dobinson and Tippen along with the Clerk were also in attendance. Cllr Summersgill arrived for item 083/25.

072/25 APOLOGIES:

Apologies were received from Cllrs Boswell, Gibson and Griffiths.

073/25 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 19th August 2025. These were duly signed as a true record by the Chairman.

074/25 CLLR INFORMATION

Declarations of Interest

Cllrs Newton, Tippen and Turner (along with the Clerk) were trustees of the Marden Memorial Hall and declared an interest on application 25/503529/TPOA – Bramley Court, Marden

Granting of Dispensation

There were no requests for dispensation.

075/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

076/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

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

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

Cllrs recommended no objection.

25/503439/FULL – Spring Grove, Spring Grove House, Goudhurst Road, Marden

Demolition of existing conservatory and erection of a single storey rear extension.

Cllrs recommended no objection.

25/503538/FULL – Mill Farm House, Hunton Road, Marden

Erection of a free standing powder coated aluminium glasshouse sited on a dwarf brick wall

Cllrs recommended no objection.

LISTED BUILDING CONSENT

25/503539/LBC – Mill Farm House, Hunton Road, Marden
Listed Building Consent for erection of a free standing powder coated aluminium glasshouse sited on a dwarf brick wall.

Cllrs recommended no objection subject to the approval of the Conservation Officer.

SUBMISSION OF DETAILS

25/503564/SUB – 5 Primrose Close, Marden

Submission of details pursuant to condition 4 – Enhancement of ecology subject to 24/503382/FULL

Cllrs recommended REFUSAL contrary to MNP Policy NE5 – Landscape Planting - due to the substantial number of non-native species listed in the proposed planting plan.

TREE PRESERVATION ORDER

25/503529/TPOA – Bramley Court, Marden

Tree Preservation Order application: 3 Ash – reduce overall size of crown by 5m; 5 Ash – Reduce overall size of Crown by 2.5m; 14 Plum – Fell to the height of the hedge; 19 Amelanchier – fell to near ground level.

Noted

LAWFUL DEVELOPMENT CERTIFICATES

25/503551/LAWPRO – The Converted Barn, Thorn Road, Marden

Lawful Development Certificate for proposed erection of a single storey rear extension (south)

Noted.

25/503574/LDCESX – Wanshurst Barn, Battle Lane, Marden

Lawful Development Certificate (existing) erection of an annexe incidental to the dwelling house (constructed in 2014)

Noted.

077/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans had been received outside of Marden parish.

078/25 MBC DECISIONS & APPEALS**Decisions**

Cllrs received the following MBC Decisions on Marden planning applications:

25/502333/FULL – Land adjacent to 16 Lucks Way, Marden

Erection of a two bed detached dwelling house.

MPC: Recommended refusal

MBC: Refused

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

Conservation area notification: (2) Hazel, Holly, Yew - Reduce height by 2m to previous reduction points. Trim/prune client side to shape and balance. (4)

Yew x 4 - Reduce height and spread by 1.5m. Crown lift to provide 2.5m clearance. (7) Yew x 2 - Crown lift to provide 2.5m ground clearance.

MPC: Noted

MBC: Raised no objection

Decisions outside Marden Parish

There were no decisions received for outside Marden planning applications.

Appeals

No appeal information had been received.

079/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 18th September.

Local Housing Need

Cllrs had received information on Local Needs Housing initiative. Following a discussion Cllrs agreed to invite them to a Full Council meeting to discuss this further.

080/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

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

081/25 INVOICES FOR PAYMENT:

Invoices for payment will be submitted to the meeting.

Mulberry Ltd: AGAR Training - £18.00

Ian Jones: Southons Field and Toilet locking/unlocking - £200.00

SLCC Transfer of Assets webinar - £36.00

SLCC Excel webinars Modules 1 and 2 - £288.00

Viking – office and public conv. Supplies - £113.35

KALC – Finance Conference - £84.00

Stanleys – Fuel - £69.99

Cloudy IT – monthly IT Support - £223.44

G Carey – play area and grounds maintenance - £342.00

N Watkins – Strimmer oil - £14.75

Employees/HMRC – September salaries/PAYE/NIC - £10,361.85

Total: £11,751.38

Cllrs agreed payments and Cllrs Dobinson and Goda 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:

082/25 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

The Clerk provided an update on a recent reported breach.

083/25 OTHERAlbion Road/Copper Lane development

Cllrs considered further information on the above development but felt it would not have altered their decision on the application.

There being no further business the meeting closed at 8.35pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 19th September 2025

Marden Parish Council, Parish Office, Goudhurst Road, Marden

01622 832305 / 07376 287981 // www.mardenkent-pc.gov.uk