



**MINUTES FOR THE MEETING OF MARDEN PARISH
COUNCIL PLANNING COMMITTEE ON 4TH NOVEMBER
2025 HELD IN THE PARISH OFFICE MEETING ROOM,
MARDEN MEMORIAL HALL, GOUDHURST ROAD,
MARDEN COMMENCING AT 7.30PM**

109/25 PRESENT:

Cllrs Adam, Boswell, Gibson, Griffiths, Newton, Rabot and Turner (in the Chair) were present. Cllr Tippen, the Clerk and one member of the public were also in attendance.

110/25 APOLOGIES:

Apologies were received from Cllr Goda.

111/25 APPROVAL OF PREVIOUS MINUTES:

Cllrs received, and agreed, the minutes of the meeting held on 28th October 2025. These were duly signed by the Chairman.

112/25 CLLR INFORMATION

Declarations of Interest

Cllr Turner declared an interest in item 117/25 (25/504153/FULL) as structural engineer for this application was known to him.

Cllrs Newton, Tippen and Turner (along with the Clerk) declared an interest in item 117/25 (25/405387/TPOA) as trustees of Marden Memorial Hall.

Granting of Dispensation

There were no requests for dispensation.

113/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Member of the public in attendance for item 117/25 Greensand Ridge proposal.

The Chairman proposed, and Cllrs agreed, to move this item to the start of the meeting.

117/25 OTHER PLANNING ISSUES:

MBC – Greensand Ridge Proposal

The Chairman welcomed the member of the public to the meeting and asked for background of this proposal.

MBC are approaching Government to make changes to the Greensand Ridge which would have an impact on the Low Weald. It is understood that no public consultation has been held although an MBC Cabinet meeting was held in January 2025 to discuss this.

Cllrs proposed, and agreed, to look into this and whether a consultation has been held but was overlooked. The Clerk would add to the next Planning Committee agenda to discuss further.

Member of the public left the meeting.

114/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH FULL APPLICATIONS

25/504091/FULL – Oakleigh House, Pattenden Lane, Marden

Application for variation of condition 18 (to change BREEAM rating from 'very good' to 'good') and minor material amendment to approved plans condition 2 (to include solar panels as part of the BREEAM requirements) pursuant to 23/504905/FULL for – Erection of 1 three storey self-storage unit, including access, parking and associated works.

RESOLVED: Cllrs raised no objection on condition that the percentage of on-site renewable or low carbon energy production (Maidstone Borough Council Local Plan Review Policy LPRQD1) is increased from a minimum of 10% to a minimum of 20%.

25/504153/FULL – The Orchard, Copper Lane, Marden

Change of use of existing barn into commercial offices, including insertion of mezzanine floor and alterations to fenestration, with ancillary parking facilities (11 spaces) and landscape enhancements.

RESOLVED: Cllrs raised no objection in principle to the change of use to commercial but there remained several issues from the previous application 25/500716/FULL that were contrary to policy and these included:

- 1) Marden Neighbourhood Plan Policy NE1 (Surface Water Management): Cllrs questioned the feasibility of the proposal due to the clay soil in the location of the site.
- 2) Marden Neighbourhood Plan Policy NE4 (Biodiversity and Habitats): The application form states under Biodiversity Net Gain that this site is less than 25m² – Cllrs believe, on viewing the plans, that this the site is larger than this.
- 3) Marden Neighbourhood Plan Policy NE5 (Landscape Planting): The application does not provide details of a landscape planting scheme.
- 4) Marden Neighbourhood Plan Policy BE3 (Sustainable Construction)/Maidstone Local Plan Review Policy LPRSP15(C): Proposed plans do not provide details of sustainability.

Therefore, based on the evidence provided, Cllrs recommend refusal on the above grounds.

TREE PRESERVATION ORDER

25/504387/TPOA – Bramley Court, Marden

TPO application to reduce two Ash (T003 and T005) to a height of 10m an 8m spread (5008/2022/TPO).

RESOLVED: Cllrs raised no objection.

115/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

There had been no plans received outside of Marden parish.

116/25 MBC DECISIONS & APPEALS

Decisions

Cllrs received the following MBC Decisions on Marden planning applications:

25/503703/TPOA – 3 Bramley Court, Marden

TPO 5008/2022/TPO- application to remove saplings surrounding one Field Maple tree.

MPC: Raised no objection.

MBC: Granted

25/503564/SUB – 5 Primrose Close, Marden

Submission of details pursuant to condition 4 - Enhancement of ecology

Subject to 24/503382/FULL

MPC: Recommended refusal (MNP Policy NE5)

MBC: Approved

25/503941/TPOA – Field House, Park Road, Marden

TPO application: Installation of a root barrier to protect property from subsidence caused by Oak tree.

MPC: Noted

MBC: Granted

25/503954/NMAMD – Land Rear of The Taj of Kent, 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

MPC: No evidence of new phasing of development – emailed Case Officer.

MBC: Granted

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

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

MPC: Cllrs raised no objection.

MBC: Granted

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

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

MPC: Cllrs raised no objection.

MBC: Granted

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

Lawful Development Certificate (Existing) erection of an annexe ancillary to the dwelling house (constructed in 2014).

MPC: Noted

MBC: Certified as lawful

Decisions outside Marden Parish

No decisions received outside Marden planning applications.

Appeals

Cllrs noted the notification of appeal for Land Adjacent to 16 Lucks Way, Marden (25/502333/FULL - AP/U2235/W/25/3374063)

117/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 13th November.

MBC – Greensand Ridge Proposal

Item discussed at beginning of meeting.

118/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllrs reviewed the draft Modification Statement and agreed for this to be submitted to MBC for their comments prior to holding a further Regulation 14 consultation.

119/25 INVOICES FOR PAYMENT:

All invoices for payment were put before the Finance Committee meeting.

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 9.18pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 18th November 2025

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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