



**MINUTES FOR THE MEETING OF MARDEN PARISH
COUNCIL PLANNING COMMITTEE ON 7TH OCTOBER 2025
HELD IN THE PARISH OFFICE MEETING ROOM, MARDEN
MEMORIAL HALL, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30PM**

090/25 PRESENT:

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

091/25 APOLOGIES:

Apologies were received from Cllrs Goda, Griffiths and Turner.

Cllr Adam would be late to the meeting.

In the absence of the Chairman Cllr Gibson took the chair.

092/25 APPROVAL OF PREVIOUS MINUTES:

Cllrs received, and agreed, the minutes of the meeting held on 30th September 2025. These were duly signed by the Chairman.

093/25 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

094/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

095/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

7:34pm – Cllrs Adam and Newton arrived at the meeting

FULL APPLICATIONS

25/503498/FULL – The Orchard, Copper Lane, Marden

Change of use of land to retain 7 mobile homes for gypsy/traveller accommodation with ancillary parking facilities including 3 touring caravan spaces and 6 car spaces and landscape enhancements (retrospective).
Cllrs views the application but could see no evidence of a location of the cesspit on any of the drawings. However, Cllrs, in principle, did not object to this application.

The Clerk was asked to respond to MBC and request that before MBC grant approval, if they are minded to do so, MBC should ensure the waste water disposal facility is adequate for the increased number of mobile homes and touring caravans on the site.

RESOLVED: No objection but commented on cesspit/waste water disposal facility.

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 2 new dormers. Alterations to fenestration. New chimney.

On viewing this new application and the withdrawn application

25/500656/FULL Cllrs felt this was still overlarge and had lost the character to the original cottage.

RESOLVED: Cllrs recommended refusal due to the mass of the proposed extension and it has lost the total character of the cottage situated in a prominent location.

Whilst Cllrs agree the property requires modernisation in this instance Cllrs recommend refusal as contrary to Marden Neighbourhood Plan Policy BE1 (Local Character) and to Maidstone Local Plan Review LPRHOU11 (Rebuilding, Extending and Sub-Division of Dwellings in the Countryside).

Cllrs did not wish this to go to Committee.

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

Change of use of land to restore the laser shooting range to its original function as a lunging yard including removal of shooting platform and conversion of café building into a two-bedroom ancillary accommodation annex.

RESOLVED: Cllrs raised no objection providing it is ancillary to the main dwelling and does not form a new property.

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

Erection of a two storey side extension including insertion of 1 rooflight.

RESOLVED: Cllrs recommended REFUSAL as currently there is no evidence provided with this application of a planning statement or landscape/planting plan. Therefore no proof has been given to conformity to Marden Neighbourhood Plan Policies BE3 (Sustainable construction), NE1 (Surface Water Management), NE4 (Biodiversity and Habitats) and NE5 (Landscape Planting) along with Maidstone Borough Council Local Plan Review policies.

Cllrs noted that although the application form states the site cannot be seen from a public road Cllrs can confirm that it is extremely visible from Goudhurst Road (B2079).

SUBMISSION OF DETAILS25/503827/SUB – Poulter's Hall, Plain Road, Marden

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

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

CONSERVATION AREA NOTIFICATION25/503905/TCA – Manor House, Albion Road, Marden

Conservation Area Notification to reduce 1 Magnolia Tree from a current height of approximately 14 metres to be reduced by 1 metre to leave a finished height of 13 metres and thin crown by 10%, reduce 1 Camelia tree from a

current height of approximately 6 metres to be reduced by 2-3 metres and shaped leaving a finished height of 3.5 metres. Removing growth from over the neighbouring property, cutting back to boundary and to prune 1 Lilac tree from a current height approximately 4 metres, formative prune to contain size. Remove extended branch over next door and remove Sycamore saplings from within Lilac. Leave a finished height of approximately 3.5 metres. Cllrs noted this application had already been decided by Maidstone Borough Council.

TREE PRESERVATION ORDER

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

Tree Preservation Order application – Installation of a root barrier to protect property from subsidence caused by Oak Tree

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

NON-MATERIAL AMENDMENT

25/503954/NMAMD – Land Rear of The Taj, 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 as: The Development hereby permitted shall be carried out in accordance with the following approved plans / documents: Submitted under 25/503954 – Drawing References: 23.68.PL50. Submitted under 23/504966 – Drawing references: 23.68.PL01; PL02; PL03; PL03A; PL04; and PL05. Submitted under 22/504747 – Drawing references: 18009-P-101A; 102; and 108; and Tree Removal Plan (ref: CG/TRP/1791-02B); Tree protection plan (ref: CG/TRP/1791/03-B); Tree Survey Plan (ref: CG/TRP/1791-01); Arboricultural Report (ref: SA/1791/21-B dated: 10th August 2022); Ecological Assessment (Greenspace Ecological Solutions – Aug 2022); Environmental Noise Impact Assessment (ADT – Sept 2022); Odour Appraisal (Oast Investments Ltd – Aug 2022); and Transport Statement (Oast Investments Ltd – Aug 2022). Reason: For avoidance of doubt and in the interests of proper planning.

RESOLVED: Cllrs requested that the Clerk contact the Planning Officer as there is no evidence of the proposed change to the condition and the new phasing of the development.

096/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans had been received outside of Marden parish.

097/25 MBC DECISIONS & APPEALS

Decisions

Cllrs received the following MBC Decisions on Marden planning applications:

25/502416/SUB – Johns the Hairdressers, 5 High Street, Marden

Submission of details pursuant to conditions 3 (materials) and 4a (new external joinery) subject to 24/501827/LBC.

MPC: Noted

MBC: Approved

25/502478/LBC – Johns the Hairdressers, 5 High Street, Marden

Listed Building Consent for the replacement of a first floor front timber vertical sash window like for like (single glazed)

MPC: Noted

MBC: Granted

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

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

Application Withdrawn

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

Submission of details pursuant to conditions 4 - (scheme of Landscaping), 6 - (Biodiversity enhancement) subject to 20/504945/FULL

MPC: Noted

MBC: Approved.

25/503905/TCA – Manor House, Albion Road, Marden

Conservation Area Notification to reduce 1no. Magnolia tree from a current height of approximately 14 metres to be reduced by 1 metre to leave a finished height of 13 metres and thin crown by 10%, reduce 1no. Camelia tree from a current height of approximately 6 metres to be reduced by 2-3 metres and shaped leaving a finished height of 3.5 metres. Removing growth from over the neighbouring property, cutting back to boundary. and to prune 1no. Lilac tree from a current height approximately 4 metres, formative prune to contain size. Remove extended branch over next door and remove sycamore saplings from within lilac. Leave a finished height of approximately 3.5 metres.

MPC: Not discussed as decision made prior to next Planning meeting.

MBC: Raised No Objection

Decisions from 30th September 2025 meeting5/502881/FULL – 1 Nursery Cottages, Staplehurst Road, Marden

Erection of a two-storey side, single storey rear extension and single storey garage with glazed link to house.

MPC: Recommended no objection.

MBC: Granted

25/503243/SUB – Holly Cottage, Maidstone Road, Marden

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

MPC: Noted

MBC: Refused

Decisions from 30th September 2025 meeting outside of Marden Parish25/503076/SUB - Land North of Little Cheveney Farm, Sheephurst Lane, Collier Street

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

MPC: Noted

MBC: Approved

25/503078/SUB - Land North of Little Cheveney Farm, Sheephurst Lane, Collier Street

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

MPC: Noted

MBC: Approved

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

Submission of details pursuant to condition 18 (archaeology), subject to application 22/501335/FULL.

MPC: Noted

MBC: Approved

Appeals

The Clerk to provide information on appeals if received.

098/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs to note the next MBC Planning Committee meeting on 16th October.

099/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllrs had been provided with the updated draft Modification statement reviewed last week and Cllr Tippen agreed to review the statement and add opening and conclusion paragraphs. This would be sent to Cllrs prior to the next Planning Committee meeting.

100/25 INVOICES FOR PAYMENT:

The following invoices for payment were submitted to the meeting:

SLCC – Clerk’s Membership (Budget Code 4100) - £360.00

G Carey – Grounds maint. (Budget Codes 4014/4222/4235/4303) - £444.00

Cloudy IT – monthly IT support (Budget Code 4077) - £223.44

M Stevens – External event for play scheme (Budget Code 4215) - £150.00

Stanleys Garage – mower/vehicle fuel (Budget Code 4316) - £126.91

Castle Water – water supply – public conv. (Budget Code – 4327) - £60.50

Playing Fields Association – annual sub. (Budget Code 4100) - £20.00

Total: £1,326.45

Cllrs agreed payments and Cllrs Rabot and Tippen would authorise on Unity.

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:

Cllr Tippen left the meeting as was not a member of the Planning Committee.

101/25 ENFORCEMENT

New/Reported Alleged Enforcement

The Clerk had received an alleged report from a member of the public which would be reported to MBC.

MBC Update on Enforcement

No updates received.

102/25 ENVIRONMENTAL IMPACT REQUEST

Cllrs to review the above request and the Clerk informed the meeting that this had been responded to by letter and a further email within the 20 working days permitted under the Freedom of Information Act.

There being no further business the meeting closed at 20.38pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 7th October 2025

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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