



**MINUTES FOR THE MEETING OF MARDEN PARISH
COUNCIL PLANNING COMMITTEE ON 17TH FEBRUARY
2026 HELD IN THE PARISH OFFICE MEETING ROOM,
MARDEN MEMORIAL HALL, GOUDHURST ROAD,
MARDEN COMMENCING AT 7.30PM**

Marden Parish Council operates under General Power of Competence since adopted on 7th May 2024. Minute Reference 012/24.

169/26 PRESENT:

Cllrs Adam, Boswell, Rabot and Turner (in the chair). Cllr Tippen and the Clerk were also in attendance.

170/26 APOLOGIES:

Apologies were received from Cllrs Gibson and Goda.

Not in attendance Cllrs Griffiths and Newton (apologies given after the meeting).

171/26 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 3rd February 2026. These were duly signed by the Chairman.

172/26 CLLR INFORMATION

Declarations of Interest

Although not a member of the Planning Committee Cllr Tippen declared an interest in item 175/26 as a neighbouring resident.

Granting of Dispensation

There were no requests for dispensation.

173/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

174/26 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATION

26/500009/FULL – Tanner Farm Cottage, Goudhurst Road, Marden

Proposed change of use of an existing ancillary outbuilding to short term holiday let accommodation and associated internal alterations. Alteration to fenestration and external façade, including the re-cladding of the façade with horizontal timber weatherboarding and creation of small private amenity area. After discussing the application the following was agreed:

RESOLVED: Cllrs raised no objection to this application but would want it conditioned that it meets Marden Neighbourhood Plan Policy BE3 (Sustainable Construction) and Maidstone Borough Council Local Plan Review Policies LPRQD1 (Sustainable Design) (1), (2) and (8). Cllrs would also want it conditioned that it is ancillary to the main dwelling.

26/500309/FULL – 7 Challenger Way, Marden

Erection of a garden studio

RESOLVED: Cllrs raised no objection.

PERMISSION IN PRINCIPLE

26/500258/PIP – 1 Beechbridge Cottages, Goudhurst Road, Marden
Permission in Principle for the sub-division of existing residential plot and erection of 1 dwelling.

As this was a new type of application received Cllr Turner explained the reasoning around a Permission in Principle application. Following this Cllrs discussed this application as this development was in the open countryside.

RESOLVED: Cllrs recommended refusal as felt that insufficient weight had been given to LPRSP9 (Development in the Countryside) and notwithstanding the current land supply situation this policy should not be disregarded.

175/26 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

25/505280/FULL – Land North of Little Cheveney Farm, Sheephurst Lane (Collier Street Parish)

Section 73 Application for Minor Material Amendment to Approved plans condition 2 for amendments to the layout involving the permissive footpath at west of site moved to be at least 15m from ancient woodland – a revised substation to the latest NGED design – revised access track and entrance which includes amendments to hedgerow planting – inter row spacing reduced from 3m to 2.5m – amendments to the internal access tracks, and the erection of 2 spares containers and 3 weather stations. Variation of condition 4 (access) to refer to the amended access swept path plan and access plans. Variation of condition 24 (permissive path) to refer to the amended general PV layout plan. Removal of condition 25 (arboricultural method statement), 11 (construction environmental management plan), 12 (landscape environmental management plan), and 17 (drainage strategy pursuant to 22/501335/FULL (APP/U2235/W/23/3321094) for installation of a renewable energy led generating station comprising of ground-mounted solar PV arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

Cllrs were concerned that in the link to the application and information available in the description on the website reference was made to the removal of condition 25 (construction traffic management plan) of application 22/501335/FULL. However, although no reference had been made in any of the documents, Cllrs strongly disagreed that this condition should be considered for removal (or variation) especially in light of the planning inspectorate confirming MPC's previous comments regarding the movement of construction traffic at appeal.

The Clerk was asked to send this to the planning officer.

176/26 MBC DECISIONS & APPEALS

Decisions

Cllrs received the following MBC Decisions on Marden planning applications.

25/504990/FULL – Great Thorn Farm, Marden Thorn, Marden
Erection of a detached garage and office with shower and w/c
MPC: Recommended refusal.

MBC: Granted

25/505133/LBC – Mill Farm House, Hunton Road, Marden

Listed Building Consent is sought for works to the curtilage-listed Bakehouse, including reinstatement of a removed timber wall plate with like-for-like oak, removal of an unapproved modern French door, reinstatement of the former wall and window opening with a new oak framed window and lime mortar repairs, and retention of glazed infill panels between existing oak posts (replacing non-original cladding, with reversible fixings).

MPC: No objection

MBC: Refused

25/505041/SUB – The Taj of Kent, Church Green, Marden

Submission of details pursuant to condition 2 - (Environmental Noise Assessment) subject to 25/501984/PNMA

MPC: Noted

MBC: Refused

25/505249/SUB – 5 High Street, Marden

Submission of details pursuant to condition 3(a) - External window joinery, Subject to 25/502478/LBC

MPC: Noted

MBC: Approved

26/500203/TCA – The Bridge House, High Street, Marden

Conservation Area notification: Common Horse Chestnut: Section fell to 2ft above ground level, Sequoia (Dead): Section fell to as close to ground level as practicable. Reason for works: General maintenance

MPC: Noted

MBC: Raised no objection

25/505178/FULL – Walnut Tree Cottage, Howland Road, Marden

Erection of a single storey rear extension to accommodate new staircase with installation of rooflight, internal alterations and changes to the fenestration.

MPC: No objection

MBC: Granted

25/504885/FULL – Turkey Farm House, Goudhurst Road, Marden

Erection of a single storey two bay garage with one bay as storage and alterations to the landscape.

Application withdrawn.

Decisions outside Marden Parish

No decisions received on applications outside of Marden parish.

Appeals

No appeal information was received.

177/26 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 19th March 2026.

Marden Changing Rooms

Cllrs went through the questions raised in the recent email received from the architect and the Clerk would speak with Cllr Griffiths to confirm before sending responses back.

178/26 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Cllrs discussed the proposed changes to the NPPF and it was proposed that Cllr Turner would draft a response on policies F4, F5 and F8, Cllr Adam would respond on policies S5 and S6 and the Clerk would contact other Planning Committee members to view policies L1, L3 and S4.

Draft responses should be back to the Clerk by 26th February to formalise a reply at the next Planning Committee meeting.

179/26 MARDEN NEIGHBOURHOOD PLAN (MNP)

The Clerk, along with Cllr Tippen, explained what information would be available for the Reg 14 consultation and what would be made available on the website and at the Open Morning. Cllr Turner agreed to print relevant papers on A2 for the open morning.

180/26 INVOICES FOR PAYMENT:

The following invoices were submitted to the meeting:

Mulberry LAS Ltd – Procurement webinar (Budget Code 4010) £54.00

Qualitree – 2 x playing field tree work (Budget Code 4216) £102.00 & £504.00

P&F Cleaning – public conv. Cleaning (Budget Code 4326) £725.00

Marden PCC – SEND donation (Budget Code 4155) £150.00

Total: £1,535.00

Invoices were agreed and Cllrs Adam and Rabot would authorise on Unity.

181/26 ENFORCEMENT

No new enforcement or updates were to be reported so meeting did not require moving to confidential session.

There being no further business the meeting closed at 9.10pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 3rd March 2026

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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