



**MINUTES FOR THE MEETING OF MARDEN PARISH  
COUNCIL PLANNING COMMITTEE ON 3RD 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 7<sup>th</sup> May 2024. Minute Reference 012/24.*

**157/26 PRESENT:**

Cllrs Adam, Boswell, Gibson, Goda, Newton and Turner (in the chair) were present. The Clerk was also in attendance. County Cllr Brian Black arrived during the meeting.

**158/26 APOLOGIES:**

Cllr Griffiths and Rabot had given their apologies.

**159/26 APPROVAL OF PREVIOUS MINUTES:**

Cllrs received, and agreed, the minutes of the meeting held on 6<sup>th</sup> January 2026. These were duly signed by the Chairman.

**160/26 CLLR INFORMATION**

**Declarations of Interest**

There were no declarations of interest

**Granting of Dispensation**

There were no requests for dispensation.

**161/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

No members of the public were in attendance.

**162/26 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**LISTED BUILDING CONSENT**

26/500023/LBC – 2 Church Green Cottages, Pattenden Lane, Marden  
Listed Building Consent for installation of an EV charger on the side of the property.

**RESOLVED:** Cllrs raised no objection.

**SUBMISSION OF DETAILS**

26/500230/SUB – 50 Seymour Drive, Marden

Submission of details pursuant to condition 4 (enhancement of ecology) subject to 25/504458/FULL).

Cllrs discussed this submission of details and also viewed the planning decision and it was noted that there was some ambiguity in condition (4) and Informative (1).

**RESOLVED:** Cllrs recommended refusal and wished it raised that they felt that the condition was not met in line with the wording. A new application may be required to seek variation of any wording that the applicant feels is not applicable due to the nature of the development. Also, the Informative does not directly relate to this application (ie refers to a porch).

7.40pm – County Cllr Black arrived at the meeting.

### **CONSERVATION AREA APPLICATIONS**

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.

**RESOLVED:** Cllrs noted application.

### **163/26 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH**

No plans received outside of Marden parish.

### **164/26 MBC DECISIONS & APPEALS**

#### **Decisions**

Cllrs received the following MBC Decisions on Marden planning applications:

25/503341/FULL – 1 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 a detached single storey annexe.

MPC: No objection

MBC: Granted

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

Section 73 - 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 1no. three storey self-storage unit, including access, parking and associated works.

MPC: No objection – commented on on-site renewables

MBC: Granted

25/504411/TPOA – Kingfisher Lodge, Hunton Road, Marden

TPO Application for 1 x (T1) Oak - Crown reduce from of lower branches over house from 7.5m to 4.5m (south side), removal of deadwood and reduce selected branches over house by 3m. (T2) Oak- Major deadwood removal and reduce branch with unnatural growth by 10m. (T3) Ash - reduce height from 18m to 9m and deadwood removal. 1 (T4) Ash - Pollard from a height of 18m to 9m and removal of deadwood. (T5) - Ash - pollard to approx 9m. (T6) Oak - Deadwood removal and Damaged primary branch (Southerly direction) over building and first low branch in Southerly direction overextended- Reduce both by approx. 4m and secondary branch on damaged branch also by approx. 4m. (T7) Ash - Fell. (T8) Ash - removal of deadwood all designated within W1 of TPO No.18 of 1995

MPC: No objection

MBC: Granted

25/504458/FULL – 50 Seymour Drive, Marden

Erection of a garden studio in rear garden.

MPC: No objection

MBC: Granted

25/504597/FULL – Cannon Farm, Thorn Road, Marden

Conversion of building into two dwellings (an amendment to 24/500611/PNQCLA)

MPC: No objection

MBC: Granted

25/504730/FULL – 2 Widehurst Cottages, Thorn Road, Marden

Installation of 20no. solar panels on a small ground mounted solar PV array.

MPC: No Objection

MBC: Granted

25/504778/FULL – Meadow Cottage, Goudhurst Road, Marden

Removal of existing terrace and external staircase to detached garage, and erection of a single storey rear extension to form additional garage space and store, with new external staircase and roof terrace. Existing hipped roof to barn end roof and enlarged side dormer to form an ensuite bedroom for ancillary use to the main dwelling.

MPC: No objection

MBC: Granted

25/504867/PNQCLA – The Nurseries, Staplehurst Road, Marden

Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. residential dwellinghouse and associated operational development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

MPC: Noted

MBC: Granted

25/504873/SUB – The Bridge House, High Street, Marden

Submission of details pursuant to conditions 4 (bathroom loading details), 5 (windows schedule of works) and 6 (new service runs method statement), subject to 23/503918/LBC.

MPC: Noted

MBC: Granted

25/504975/LBC – The Bridge House, High Street, Marden

Listed Building Consent for lifting and relaying existing brick floor within kitchen/breakfast area on limecrete floor system.

MPC: No objection

MBC: Granted

25/505070/TCA – Turnpike House, Maidstone Road, Marden

Conservation area notification to one (T1) Robinia twin stem with split to reduce height from 8m to 5m

MPC: Noted

MBC: Granted

### **Decisions outside Marden Parish**

No MBC Decisions were received for outside Marden planning applications.

### **Appeals**

25/500993/FULL – Land Rear of The Taj of Kent, Church Green, Marden

Erection of 4 residential dwellings with associated access, 8 parking spaces, 9 bicycle parking spaces and associated landscaping.

Appeal Reference: APP/U2235/W/25/3375683

Cllrs noted the appeal but did not wish to respond any further.  
 25/502333/FULL – Land Adjacent to 16 Lucks Way, Marden  
 Erection of 2-bed detached house.  
 Appeal dismissed  
 Appeal Reference: APP/U2235/W/25/3374064

#### **165/26 OTHER PLANNING ISSUES:**

##### **MBC Planning Committee**

Cllrs noted the next MBC Planning Committee meeting on 12<sup>th</sup> February 2026. No applications for Marden were due to be heard.

##### **MPC Planning Policies**

Cllrs reviewed the MPC Planning Policies and agreed that no changes were needed. These would be passed to the March Full Council meeting for ratification.

#### **166/26 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Cllrs viewed the proposed changes to the NPPF which were felt relevant to Marden. These were policies F4, F5, F8, L1, L3, S4, S5 and S6. Cllrs were requested to view these policies and either email comments or bring to the next Planning meeting on 17<sup>th</sup> February.

The Clerk was asked to chase South Eastern for travel data.

#### **166/26 MARDEN NEIGHBOURHOOD PLAN (MNP)**

Cllr Tippen and the Clerk had met earlier in the day to look at what was required for the consultation/open morning. It was agreed that Cllr Tippen would draft the documents to be available and the questionnaire and to bring back to the next meeting.

It was agreed to extend the consultation to 17<sup>th</sup> April due to Easter weekend being in the middle of the period.

#### **167/26 INVOICES FOR PAYMENT:**

The following invoices were submitted for payment:

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

Stanleys – fuel (Budget Code 4316) - £68.37

Castle Water – public conv. Water supply (Budget Code 4327) - £6.28

Employees/HMRC – Salaries/PAYE/NIC (Budget Codes 4000/4002)

£10,361.85

TOTAL: £10,659.94

Cllrs agreed payments and Cllrs Adam and Turner would authorise on Unity.

#### **168/26 ENFORCEMENT**

There was no confidential enforcement to report.

There being no further business the meeting closed at 8.41pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 17<sup>th</sup> February 2026

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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