



DRAFT MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 3RD MARCH 2026 HELD IN THE OLD SCHOOL 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.

182/26 PRESENT:

Cllrs Adam, Boswell, Gibson (in the chair), Goda, Newton and Rabot were present.

Cllr Tippen, the Clerk and three members of the public were also in attendance.

183/26 APOLOGIES:

Cllrs Griffiths and Turner gave their apologies.

In the absence of the Chairman Cllr Gibson, as Vice-Chairman of Planning Committee, took the chair.

184/26 APPROVAL OF PREVIOUS MINUTES:

Cllrs received, and agreed, the minutes of the meeting held on 17th February 2026. These were duly signed by the Chairman.

185/26 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

186/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public were in attendance for item 26/500615/EIASCO. With the agreement of Cllrs this item was discussed first.

187/26 PLANNING APPLICATIONS WITHIN MARDEN PARISH ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

26/500615/EIASCO – Land North of Marden

EIA Scoping Opinion – Proposed construction of up to 1,100 homes together with land reserved for education, later living accommodation and local commercial/ community uses, access, landscaping and other works

Cllrs discussed this application and had also received a copy of the previous EIASCO response (21/501909/EIASCO).

The following comments were made by Cllrs:

- Boundaries are slightly different compared to the previous EIASCO.
- Integrity of single development.
- Sustainability

- Roads not taken into account in scoping document: Maidstone Road at railway bridge, Sheephurst Lane, Green Lane, Pattenden Lane, Plain Road, Underlyn Lane. Along with roads used when travelling towards Tunbridge Wells/A21 via Goudhurst; travelling towards Tonbridge via Matfield; traveling towards Ashford/M20.
- Surveys for all species/ecology need updating.
- Train capacity.

Residents were then asked if they had anything to raise. These were as follows:

- Paragraph 1.3.11: Previous report should not be totally disregarded
- Paragraph 4.2.6: What is the impact of construction traffic? Should be included in the scoping document.
- Table 2.1 on pages 20 and 21: consider SSSIs/neighbouring boundaries when assessing air quality.
- Table 2.1 page 30: 2nd and 3rd columns are empty.

RESOLVED: Councillors considered the above and agreed to look at all issues and amending the original response to provide updated comments including the Copper Lane development. Cllr Tippen agreed to draft a response and circulate to Cllrs. This would be confirmed at the next meeting on 17th March and sent to MBC prior to the close of the consultation.

3 members of the public left the meeting

FULL APPLICATION

26/500520/FULL – 5 Challenger Way

Erection of a single storey rear extension

Cllrs discussed this application and it was noted that there were no dimensions on the plans. Cllrs also raised concerns regarding the French doors on the elevation facing No.1 Challenger Way.

RESOLVED: Although not refusing Cllrs wished MBC to carefully consider the location of the French doors on side elevation due to the omission of any windows in the current dwelling.

LAWFUL DEVELOPMENT CERTIFICATE

26/500624/LAWPRO – Swan Oast, Staplehurst Road, Marden

Lawful Development Certificate for proposed siting of a single-unit mobile home for ancillary purposes to the main dwelling.

Noted

188/26 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

There was no planning applications received outside of Marden parish.

189/26 MBC DECISIONS & APPEALS

Decisions

Cllrs received the following MBC Decisions on Marden planning applications:

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

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

MPC: Noted

MBC: Approved

25/503948/LDCEX – Tanner Farm Caravan Park, Goudhurst Road, Marden
Lawful Development Certificate for existing use for the permanent siting of touring caravans in breach of condition on existing applications
87/1718 condition (v), 91/0402 condition 01, 93/1450 conditions 06 and 07.
MPC: Noted

MBC: Refused

25/503949/LDCEX – Tanner Farm Caravan Park, Goudhurst Road, Marden
Lawful Development Certificate existing – Land Used for the Showing and petting of animals with animal shelters and feeding facilities since 1991.

MPC: Noted

MBC: Refused

25/505196/LAWPRO – 4 Tilden Cottages, Tilden Lane, Marden
Lawful development certificate for proposed construction of rear facing roof dormer window

MPC: Noted

MBC: Refused

Decisions outside Marden Parish

No decisions outside of the parish were received.

Appeals

No appeal details were received.

190/26 OTHER PLANNING ISSUES:

MBC Planning Committee

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

Marden Changing Rooms

The Building Regulations application had been received by MBC and payment made. The responses to the architect's email discussed at the last meeting had been returned and the documents were being finalised for the tender process.

191/26 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Several Cllrs had viewed the relevant paragraphs of the NPPF consultation which had been circulated prior to the meeting. These were discussed at the meeting and the final document agreed. This would be circulated for confirmation that all comments had been included and the Clerk would then submit prior to the consultation end date of 10th March.

192/26 MARDEN NEIGHBOURHOOD PLAN (MNP)

Letters and links to MPC's website had been sent out on 27th February with the Regulation 14 consultation commencing on 2nd March (ending 17th April). Paperwork for Saturday's Open Day was being printed.

193/26 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Employees/HMRC – March salaries/PAYE/NIC (Budget Codes 4000/4002) - £10,361.85

Wright Landscapes – hedge cutting at Southons Field (Budget Code 4222) - £180.00

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

Stanleys – vehicle fuel (Budget Code 4316) - £69.16
Tonbridge & Malling BC – MNP printing (Budget Code 4205) - £161.83
D C Hudson – Changing Rooms architect fees (Budget Code 4335) -
£1,496.04
KALC – Play Inspection Training x 2 (Budget Code 4010) - £168.00
KCC – Photocopier rental (Budget Code 4065) - £108.02
Total: £12,768.
Cllrs agreed payments and Cllr Adam and Rabot would authorise on Unity.

There were no enforcement issues to discuss so meeting wasn't closed for confidential item.

194/26 ENFORCEMENT
New/Reported Alleged Enforcement
MBC Update on Enforcement

There being no further business the meeting closed at 8.53pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee
Date: 17th March 2026
Marden Parish Council, Parish Office, Goudhurst Road, Marden
01622 832305 / 07376 287981 / clerk@mardenkent-pc.gov.uk