



TO ALL MEMBERS OF MARDEN PARISH COUNCIL PLANNING COMMITTEE

Dear Councillor

YOU ARE HEREBY SUMMONED TO ATTEND the Marden Parish Council Planning Committee meeting to be held on Tuesday 17th February 2026 in the Parish Office meeting room, Marden Memorial Hall, Marden commencing at 7.30pm.

Alison Hooker

Alison Hooker (Mrs)

Clerk to Marden Parish Council / t: 01622 832305 / e: clerk@mardenkent-pc.gov.uk /

w: www.mardenkent-pc.gov.uk

10th February 2026

AGENDA

If you have any questions etc that you wish to ask regarding this meeting please contact the Clerk on 01622 832305 or email clerk@mardenkent-pc.gov.uk

Members of the public and press are welcome to attend this meeting.

The law allows the public proceedings of council meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By attending this meeting, you are consenting to be filmed. As a matter of courtesy, please advise the Clerk if you intend to record any part of the proceedings.

Links can be found under the relevant planning application under item 138/25 below.

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

169/26 PRESENT:

170/26 APOLOGIES:

To receive apologies for absence.

Cllrs to inform the Clerk by 5pm on the day of the meeting if they will not be taking part in the meeting.

171/26 APPROVAL OF PREVIOUS MINUTES:

To receive and agree the minutes of the meeting held on 3rd February 2026.

[Planning Committee Minutes & Agendas - Marden Parish Council - Marden Parish Council, Marden, Tonbridge](#)

172/26 CLLR INFORMATION

Declarations of Interest

Cllrs to declare interests on any item listed on the agenda.

Granting of Dispensation

If relevant Cllrs to request dispensation on any item listed on the agenda.

173/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public to inform the Chairman if they wish to speak on any agenda item.

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.

[26/500009/FULL | Proposed change of use of an existing ancillary outbuilding to short term holiday let accommodation and associated internal alterations. Alteration to fenestration and external facade, including the re-cladding of the facade with horizontal timber weatherboarding and creation of small private amenity area. | Tanner Farm Cottage Goudhurst Road Marden Kent TN12 9ND](#)

26/500309/FULL – 7 Challenger Way, Marden

Erection of a garden studio

[26/500309/FULL | Erection of a garden studio. | 7 Challenger Way Marden Kent TN12 9GN](#)

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.

[26/500258/PIP | Permission in Principle for the sub-division of existing residential plot and erection of 1no. dwelling. | 1 Beechbridge Cottages Goudhurst Road Marden Kent TN12 9NN](#)

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.

[25/505280/FULL | 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 2no. spares containers and 3no. 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 \(construction traffic management plan\). Discharge of conditions 8 \(landscaping\), 10 \(arboricultural method statement\), 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. | Land North Of Little Cheveney Farm Sheephurst Lane Marden Kent](#)

176/26 MBC DECISIONS & APPEALS

Decisions

Cllrs to receive MBC Decisions on Marden planning applications.

Decisions outside Marden Parish

Cllrs to receive MBC Decisions on outside Marden planning applications.

Appeals

177/26 OTHER PLANNING ISSUES:

MBC Planning Committee

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

[Browse meetings - Planning Committee - Maidstone Borough Council](#)

Marden Changing Rooms

Cllrs to discuss questions raised in the recent email received from the architect.

178/26 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Cllrs to discuss the proposed changes to the NPPF – Closing date 10th March.

[National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#)

179/26 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllrs to review the paperwork for Reg 14 to be made available on the website and at the Open Morning.

180/26 INVOICES FOR PAYMENT:

Invoices for payment will be submitted to the meeting.

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:

Any members of the public still in attendance will be asked to leave the meeting for the following item:

181/26 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

Copies of agendas will be posted on the council's website, Facebook page and noticeboards or can be requested in advance by telephoning 01622 832305 or emailing clerk@mardenkent-pc.gov.uk