



DRAFT MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 21ST JULY HELD IN THE PARISH OFFICE, 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.

In the Chairman's absence Cllr Dobinson, as Vice-Chairman of Planning Committee, took the chair.

015/26 PRESENT:

Cllrs Adam, Boswell, Dobinson (in the Chair), Newton and Tippen.

016/26 APOLOGIES:

Apologies were received from Cllrs Gibson, Griffiths and Turner.

017/26 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 26th May.

018/26 CLLR INFORMATION

Declarations of Interest

Cllr Dobinson informed the meeting that the site of applications 26/502542/FULL and 26/502543/LBC was opposite his own property but had no interests or had not been lobbied.

Granting of Dispensation

There were no requests for dispensation

019/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

020/26 PLANNING APPLICATIONS WITHIN MARDEN PARISH

Full Planning Applications

26/502542/FULL – 2 Jewel Cottages, Howland Road, Marden

Demolition of existing garages and ancillary storage structures and erection of a replacement single-storey outbuilding.

Cllrs raised no objection.

26/502474/FULL – Hunton Lodge, Hunton Road, Marden

Change of use of the land to restore the existing laser shooting range to its original function as a lunging yard, involving the removal of the shooting platform and the conversion of the existing café building into a one-bedroom ancillary accommodation annexe. The proposal further includes raising the roof height of the trailer parking cover, as approved under planning application 22/501940/FULL and raising the roof height within the ancillary accommodation area.

Cllrs raised no objection subject to it being ancillary to the main dwelling.

LISTED BUILDING APPLICATIONS

26/502543/LBC – 2 Jewel Cottages, Howland Road, Marden

Listed Building Consent for demolition of existing garages and ancillary storage structures and erection of a replacement single-storey building. Cllrs raised no objection subject to the Conservation Officer's approval.

OTHER

26/500724/PSINF – Marden Primary Academy, Goudhurst Road, Marden

Part-retrospective application for the construction of a new single storey school building (four classrooms, dining hall, kitchen and staff room), hard surfacing play areas, provision of 11 additional car parking spaces and demolition of dining hall building (revised scheme to 24/503556/PSINF)

This application was for discharge of conditions.

A detailed discussion to place between Cllrs which raised the following points on the proposed Travel Plan:

- MPC's comments of 19th March 2026 had not been taken into consideration as it was asked that the applicant produce the Travel Plan in consultation with the Parish Council and neighbours of the school prior to submitting. The Travel Plan submitted was dated 23rd March therefore no time was taken to take MPC's concerns into account. Concerns raised included drop off/collection arrangements, school crossing patrol and/or school funded enforcement officer at drop off and collection times.
- Paragraph 1.2.1 does not address the overall negative environmental impacts of car travel in the local area nor improvements to the highway safety within the locality of the school.
- Paragraph 1.3.1 does not deliver benefits in the local communities where they can enjoy reduced congestion on roads surrounding the school.
- Paragraph 2.1.6 It is untrue to say that some unauthorised parking takes place at Marden Memorial Hall. The hall car park is congested by unauthorised parking at school drop off and pick up times making it impossible for authorised users of the hall to access or exit the car park.
- Paragraph 2.5 In the summary the availability of bus services is not covered in the document; buses are infrequent and the school service is designed to take pupils to the secondary schools in Maidstone. Table 3.2.2 shows that no pupils arrive by bus and only 1 by train. The summary at 2.5 is erroneous.
- Paragraph 5.2.2 The school has not responded to local residents concerns about unacceptable parking at school drop off and pick up times which include parking across driveways, parking on pavements, parking across the zebra crossing and white zigzags, parking on yellow zigzags, parking at Marden Memorial Hall, and parking unsafely on both sides of the road making the road dangerous.
- Paragraph 5.5.1 No details on how the parent parking on Goudhurst Road and unauthorised parking at Marden Memorial Hall can be managed.
- The Travel Plan needs to address parent education in response to safe and legal parking. It does not take into account traffic movements on Goudhurst Road including HGVs. This information is available from KCC Highways.

- MPC recommends that Marden Primary Academy utilises the information available from KCC regarding responsible parking and signs up to the Travel Plans for Schools (Jambusters) website.

Taking all the above into account Cllrs recommended refusal of condition 20 of planning application 24/503556/PSINF.

Cllrs raised no objection on all other conditions submitted in this application.

021/26 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No planning applications had received outside of Marden.

022/26 MBC DECISIONS & APPEALS

Decisions

Cllrs received the following MBC Decisions on Marden planning applications.

26/500258/PIP – 1 Beechbridge Cottages, Goudhurst Road, Marden

Permission in Principle for the sub-division of existing residential plot and erection of 1no. dwelling.

MPC: Recommended refusal

MBC: Granted

26/502232/AGRIC – Cannon Farm, Thorn Road, Marden

Prior notification for erection of a cold store and general agricultural storage building. For its prior approval to: - Siting, design and external appearance.

MPC: Noted

MBC: Refused

26/501801/FULL – Cumnor, Thorn Road, Marden

Demolition of the existing conservatory and erection of a single storey rear / side extension

MPC: Raised no objection

MBC: Granted

25/504506/FULL – Monk Lakes Fisheries, Staplehurst Road, Marden

Retrospective application for the creation of 2 below ground lakes for recreational fishing use.

MPC: Noted

MBC: Refused

Decisions outside Marden Parish

Cllrs received the following MBC Decision on outside Marden planning applications:

25/505280/FULL – Land North of Little Cheveney, Sheephurst Lane, Marden (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, 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 24 (permissive path) to refer to the amended general PV layout 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

MPC: Comments were sent back to MBC (see Minutes of 17th February 2026)

MBC: Granted

Appeals

No appeal information had been received.

023/26 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 20th August 2026.

024/26 MARDEN NEIGHBOURHOOD PLAN (MNP)

A date was to be arranged to discuss the next steps of Marden Neighbourhood Plan Review.

025/26 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Alison Hooker – play scheme/capital purchases (Budget Codes 4015/4320) - £622.31

P&F Cleaning – Public Conv. Cleaning – July (Budget Code 4326) - £775.00

Paul Waring – contract mowing – July (Budget Code 4014) - £208.68

Ian Jones – locking/unlocking – July (Budget Codes 4222/4328) - £200.00

Total: £1,687.36

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

A cheque for £50.00 was signed by Cllrs Adam, Boswell and Tippen for Mr T Standen for preparation of ashes plot.

There were no enforcement issues to discuss so the meeting was not closed for confidential matters.

026/26 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

There being no further business the meeting closed at 8.28pm

Signed:

Cllr

Chairman, Marden Planning Committee

Date:

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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