



DRAFT MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 1ST SEPTEMBER 2026 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.

039/26 PRESENT:

Cllrs Adam, Boswell, Gibson, Newton and Turner (in the Chair) were present. The Clerk was also in attendance.

040/26 APOLOGIES:

Apologies were received from Cllrs Dobinson, Griffiths and Tippen.

041/26 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 18th August 2026. These were duly signed by the Chairman.

042/26 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest

Granting of Dispensation

There were no requests for dispensation

043/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

**044/26 PLANNING APPLICATIONS WITHIN MARDEN PARISH
FULL PLANNING APPLICATIONS**

26/503174/FULL – 1 Summerhill Cottages, Battle Lane, Marden

Demolition of the existing single storey rear extension, erection of a replacement part single storey and part two storey pitched roof rear extension, erection of a two storey side extension and erection of an attached garage. Cllrs reviewed this application and after a detailed discussion the following comments were made:

Cllrs disagreed with section 5.4 of the Design and Access Statement as felt it was contrary to Maidstone Borough Council Local Plan Review Policy LPRSP9 (Development in the Countryside) due to the impact on harm and appearance to the rural environment from both Battle Lane and PROW KM268 due to the mass and scale of the proposal.

No attempt has been made to demonstrate conformity to policies within the Marden Neighbourhood Plan.

An access from Battle Lane to the site is mentioned in the Design and Access Statement (which appears to be the existing one beyond 2 Summerhill Cottages also leading to the rear of No 1) and another is shown on Proposed

Layout Plan. However, this is not detailed or applied for in the application description (not indicated on the Existing Layout Plan so appears to be new). Therefore, Cllrs recommended refusal on the above grounds but did not wish this application to go to Committee.

045/26 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No planning applications had been received outside of Marden.

046/26 MBC DECISIONS & APPEALS

Decisions

The following decisions were received:

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

MPC: Raised no objection

MBC: Granted

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

Listed Building Consent for demolition of existing garages and ancillary storage structures

MPC: Raised no objection

MBC: Granted

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.

MPC: Raised no objection subject to it being ancillary to main dwelling

MBC: Refused

24/505235/FULL – Land West of Pattenden Lane, Marden

Construction, operation, maintenance, and decommissioning of a ground-mounted solar farm with a maximum grid export capacity of up to 19MW, complete with landscaping, associated infrastructure, and temporary construction access.

MPC: Recommended approval with comments.

MBC: Granted

Decisions outside Marden Parish

No decisions were received for applications outside of Marden.

Appeals

Notification had been received for the following appeal:

20/505751/EIFUL – Reed Court Farm, Hunton Road, Marden

Erection of a new free range egg farm consisting of 2 hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works.

Appeal Reference: APP/U2235/W/25/3372984

Cllrs noted this appeal which was due for public enquiry on 24th November 2026 (location to be agreed). Cllrs did not wish to make further comment.

047/26 OTHER PLANNING ISSUES:**MBC Planning Committee**

Cllrs noted the next MBC Planning Committee meeting on 17th September 2026.

Letter to Director of Kent Highways

Cllr Tippen had forwarded the first draft of a letter to the Director of Kent Highways regarding the highway proposals for the planning application at Copper Lane/Albion Road.

Cllrs went through the draft which would be put before Full Council next week for ratification. Copies would be sent to all relevant officers and Cllrs.

National Planning Policy Framework (NPPF)

Cllrs received and noted the latest edition of the NPPF dated August 2026. The Clerk was asked to print off so that a hard copy was available at meetings. Maidstone Borough Council was holding a webinar on 14th September regarding changes within planning which several Cllrs were hoping to attend.

048/26 MARDEN NEIGHBOURHOOD PLAN (MNP)

The Clerk was asked to circulate the consultation responses to Cllrs for discussion at a later date once details of the new NPPF were known.

049/26 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Stanleys Garage: mower/vehicle fuel (Code 4316) £81.71

Kent Cricket Foundation: Sports Mash-Up (Code 4175) £279.00

Autobase Limited: Vehicle MOT/Service (Code 4315) £583.26 (cheque previous written for this invoice was cancelled due to company no longer accepting cheques).

Total: £943.97

Cllrs agreed invoices and Cllrs Adam and Turner authorised on Unity.

050/26 ENFORCEMENT**New/Reported Alleged Enforcement****MBC Update on Enforcement**

Meeting was not closed for confidential matters as no enforcement items were raised.

There being no further business the meeting closed at 8.38pm.

Signed:

Cllr

Chairman, Marden Planning Committee

Date:

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