DRAFT MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 3RD NOVEMBER 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.

075/26 PRESENT:
Cllrs Boswell, Griffiths, Newton, Tippen and Turner (in the Chair). Cllr Goda and the Clerk were also in attendance.

076/26 APOLOGIES:
Apologies were received from Cllrs Adam and Gibson.

077/26 APPROVAL OF PREVIOUS MINUTES:
Cllrs received and agreed the minutes of the meeting held on 15th September.
The notes of Working Group discussion held on 29th September as Committee was inquorate were also received and attached at Appendix 1 to these minutes.

078/26 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Granting of Dispensation

There were no requests for dispensation.

079/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING
There were no members of the public in attendance.

080/26 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL PLANNING APPLICATIONS

26/503479/FULL – Spring Grove, The Firs, Goudhurst Road, Marden

Replacement of existing garage with oak framed garage, change of use to small land area to accommodate new garage.
Cllrs raised no objection.

26/503995/FULL – Oakleigh, Thorn Road, Marden

Loft conversion to include: hip to gable/roof extensions, dormer windows, raising part of existing roof, and alterations to chimney stacks. Demolition of existing porch and erection of a two-storey side extension to include: alterations to internal layout and fenestrations, and single-storey ground floor infill in the new kitchen diner.
In principle, Cllrs raised no objection, but they noted that there was no planning or design and access statements with the application. Therefore, they could find no evidence of conformity to all the relevant Marden Neighbourhood Plan policies or those in the Maidstone Borough Council Local Plan Review.

SUBMISSION OF DETAILS

26/503675/SUB – New Lodge Farm, Blackcomb Oast, Hunton Road, Marden

Submission of details pursuant to condition 4 (ecology enhancement scheme) subject to 26/501413/FULL

Noted

OTHER

26/503534/LAWPRO – Tan House, Dairy Lane, Marden

Lawful Development Certificate for proposed single storey rear/side extension with 2 rooflights.

Noted

26/503932/PNEXT – Rendlesham, Stanley Road, Marden

Prior notification for a proposed single storey rear extension which: (A) extends by 4.5 metres beyond the rear wall of the original dwelling; (B) has a maximum height of 3.3 metres from the natural ground level and (C) has a height of 2.35 metres at the eaves from the natural ground level.

Noted

26/503909/DOM106 – East of Albion Road, Seymour Drive, Marden

Copper Lane/Albion Road site

Modification of a S106 Agreement dated 3rd December 2024 relating to 23/504068/OUT, to vary clauses: Schedule 4: Part 2.1 Education Amendments and Schedule 5, Affordable Dwellings definition, Affordable Housing Scheme and 2.4 Affordable Housing Amendments.

Whilst the parish council is not consulted on S106 arrangements Cllrs were very disappointed to learn of the proposal and strongly urge MBC to seek that a proportion of the social rented units be retained.

Originally the Parish Council made comment about bungalow provision for the use of elderly and less abled residents and the developer in mitigation offered to build to the M4(3) standards. Again, the Council is disappointed that the developer is seeking amendment to build to the lesser standards of M4(2). The Parish Council urges MBC to resist this to ensure adequate supply for accessible buildings.

081/26 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No planning applications had been received outside of Marden.

082/26 MBC DECISIONS & APPEALS

Decisions

The following decisions had been received:

26/502932/LBC – Johns, 5 High Street, Marden

Listed Building Consent for the replacement of 3no. modern windows to the rear kitchen extension with double glazed painted timber framed casement windows.

MBC: Granted

MPC: Raised no objection

26/502933/LBC – Johns, 5 High Street, Marden

Listed Building Consent for thermal upgrade to external walls to rear first floor bedroom with Steico Flex 036 flexible wood fibre insulation between frames.

MBC: Granted

MPC: Raised no objection

26/502935/LBC – Johns, 5 High Street, Marden

Listed building Consent to replace missing window to the ground floor rear dining area on southeast facing elevation with a single glazed painted timber framed casement window to match existing windows.
MBC: Granted
MPC: Raised no objection

26/502974/LAWPRO – Violet House, Howland Road, Marden

Lawful Development Certificate for proposed single storey rear extension.
MBC: Refused
MPC: Cllrs noted application but did not comment.

26/503097/FULL – Montrose, Howland Road, Marden

Demolition of on-site detached garage and erection of a single detached two-storey dwelling with two parking spaces. Creation of new access, two car parking spaces and installation of electric charging point for the existing dwelling.
MBC: Granted
MPC: Raised no objection

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.
MBC: Granted
MPC: Recommended Refusal

26/503342/LBC – The Cottage, High Street, Marden

Listed Building Consent to replace cement render to North, East and West elevations with lime render. Replace felt roofs to two door (North and West
elevations) with lead.
MBC: Granted
MPC: Raised no objection

26/503509/TCA – Bridgeland House, High Street, Marden

Conservation area notification to reduce Hybrid Poplars (T1) height by 3m and the spread by 2m and thin remaining crown by 15% (see cut line on photo),
one Holly (T2) reduce the longer protruding laterals by 1.5m (see cut line on photo), Fell one Liquid Amber (T3) to near ground level, One Magnolia (T4) structural prune of the protruding laterals back to the vicinity of the natural crown profile (see cut line on photo) and two multi-stemmed Portuguese Laurel (G5) remove all stems impacting on the subject fence, back to source.
ADDRESS: Bridgeland House High Street Marden Kent TN12 9DS
MBC: No Objection
MPC: Raised no objection

Decisions outside Marden Parish

No decisions received for applications outside of Marden parish.

Appeals

No appeal information received.

083/26 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 12th November 2026.

Changes to Planning Decision Making

Cllrs noted the information regarding the changes to the planning decision making at Maidstone Borough Council.

084/26 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllrs were updated on the Neighbourhood Plan following the meeting held on 20th October. There were a couple of documents to finalise and this would then go to next available Full Council meeting.

085/26 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:
SLCC – Clerk's Membership (Budget Code 4100) - £379.00
Stanleys Garage – vehicle/mower fuel (Budget Code 4316) - £99.31
Marden Memorial Hall – office rent/refuse (Budget Codes 4070/4074) £300.00
Employees/HMRC – November salaries (Budget Codes 4000/4002) £10,201.77
Castle Water – Public Conveniences supply (Budget Code 4327) - £7.30
The Hop Press – Newsletter printing (Budget Code) - £1,525.00
Total: £12,512.38
Cllrs agreed invoices and Cllrs Tippen and Turner would authorise on Unity.

The Chairman 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:

086/26 ENFORCEMENT

New/Reported Alleged Enforcement

The Clerk reported of one new alleged enforcement that had been sent to MBC. The Case Officer had telephoned the office earlier today and explained the situation which was relayed to Cllrs. The case was now closed.

MBC Update on Enforcement

There being no further business the meeting closed at 8.55 pm.

Signed:
Cllr
Chairman, Marden Planning Committee
Date:

APPENDIX 1

The Planning Committee meeting planned for Tuesday 29th September 2026 had to be cancelled due to it not being quorate. Cllrs Boswell, Gibson, Griffiths, Tippen and

Turner had given their apologies prior to the meeting and Cllr Dobinson resigning earlier in the week.

Cllrs Adam and Newton along with the Clerk still met to discuss the applications listed on the agenda and made recommendations to the rest of the Planning Committee via email as the consultation date would close prior to the next planning meeting.

One resident arrived at 7.30pm in respect of his planning application (1 Old Pond Cottage) and this was viewed first.

26/503205/FULL – 1 Old Pond Cottage, Howland Road, Marden
Erection of a first floor side extension including 1 rear dormer and 2 rooflights
PROPOSAL:
No objection.

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 extension, erection of a two storey side extension and erection of an attached garage.
Amended site layout plan received 15th September 2026
Cllrs Adam and Newton noted that the amended site layout plan now included the existing access from Battle Lane. However, they continued to query whether this access should have required planning permission.

They still 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. Also no attempt has been made to demonstrate conformity to policies within the Marden Neighbourhood Plan.
PROPOSAL:
REFUSAL on the above grounds but did not wish this application to go to Committee.

26/503182/FULL – Home Farm, Staplehurst Road, Marden
Conversion of existing first floor garage/workshop storage area to residential use ancillary to the main dwelling, with addition of 2 dormer windows, solar panels and EV charge point.
Cllrs Adam and Newton felt this application was contrary to Maidstone Borough Council Local Plan Policy LPRSP9 (Development in the Countryside) and Marden Neighbourhood Plan Policy BE4 (Conversion of Rural Buildings) due to the unacceptable domestication of an existing garage/workshop in the open countryside giving the impression of a third dwelling on the site even though the application states it would be ancillary to the main dwelling. It would also affect the setting of Home Farm, a Grade II listed building.
PROPOSAL
REFUSAL on the above grounds but did not wish this application to go to Committee.

26/503438/FULL – Loves Farm House, Goudhurst Road, Marden
Erection of a single storey rear extension to form family and dining area with new patio area. Erection of single storey in-fill extensions to form utility room and WC, including changes to fenestration.
Cllrs Adam and Newton viewed the location and noted that the Farmhouse opposite was Grade II listed not this property. Although they had some concern of the size of the proposed extension they could not see a fundamental reason for refusal.
PROPOSAL
No objection.

26/503445/LBC – 1 High Street, Marden
Listed Building Consent for internal alterations to enlarge second bedroom, with creation of ensuite, and provision of new shower room at ground floor level.
Cllrs Adam and Newton proposed no objection provided the Conservation Officer is satisfied that the previous grounds for refusal have been addressed.
PROPOSAL:
No objection as above.

26/503509/TCA – Bridgeland House, High Street, Marden
Conservation Area notification to reduce Hybrid Poplars (T1) height by 3m and the spread by 2m and thin remaining crown by 15%, one Holly (T2) reduce the longer protruding laterals by 1.5m. Fell one Liquid Amber (T3) to near ground level, One Magnolia (T4) structural prune of the protruding laterals back to the vicinity of the natural crown profile and two multi-stemmed Portuguese Laurel (G5) remove all stems impacting on the subject fence, back to source.
PROPOSAL:
No objection subject to the Tree Officer's agreement.

The above notes were circulated to all on Planning Committee (see below) and comments agreed and submitted to MBC. These notes will be added as an Appendix to the next Planning Committee minutes.

Planning Committee Cllrs:
Cllr Adam
Cllr Boswell
Cllr Gibson
Cllr Griffiths
Cllr Newton
Cllr Tippen
Cllr Turner