



**MINUTES FOR THE MEETING OF MARDEN PARISH
COUNCIL PLANNING COMMITTEE ON 6TH JANUARY 2026
HELD IN THE PARISH OFFICE MEETING 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.

145/26 PRESENT:

Cllrs Adam, Boswell, Griffiths, Newton, Rabot and Turner (in the chair). Cllr Dobinson was also in attendance.

146/26 APOLOGIES:

Apologies received from Cllrs Gibson and Goda. The Clerk had also given her apologies and in her absence Cllr Griffiths took the minutes.

147/26 APPROVAL OF PREVIOUS MINUTES:

Cllrs received, and agreed, the minutes of the meeting held on 16th December 2025. These were duly signed by the Chairman.

148/26 CLLR INFORMATION

Declarations of Interest

Although Cllr Dobinson was not on planning Cllrs noted that the application 25/505178/FULL Walnut Tree Cottage was submitted by an agent (company currently being used by MPC for changing rooms refurbishment) acting on Cllr Dobinson's behalf. Cllr Dobinson would leave the meeting when this item was being discussed.

Granting of Dispensation

There were no requests for dispensation.

149/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

150/26 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

25/504506/FULL – Monk Lakes Fisheries, Staplehurst Road, Marden
Retrospective application for the creation of 2 below ground lakes for recreational fishing use.

RESOLVED: Notwithstanding the complicated planning history of the site and due to the length of time the two lakes have been in operation, Cllrs raised no objection to the proposal, subject to the condition that only native species in the two lakes be imposed.

25/504885/FULL – Turkey Farm House, Goudhurst Road, Marden
Erection of a single storey two bay garage with one bay as storage and alterations to the landscape.

RESOLVED: Cllrs raised no objection.

25/504990/FULL – Great Thorn Farm, Marden Thorn, Marden

Erection of a detached garage and office with shower and wc.

Cllrs raised concern relating to development in the countryside, the height of the property and the close proximity to the road network.

RESOLVED: Cllrs recommended refusal as the proposed development does not conform to Marden Neighbourhood Plan Policy BE3 Sustainable Construction and NE5 Landscape Planting and Maidstone Borough Council Local Plan Review Policy LPRQD4 Design Principles in the Countryside. If MBC are minded to approve, use should be solely for the associated dwelling and for the purpose of office and garage. Cllrs did not wish this to go to Committee.

Cllr Dobinson left the meeting for the next item.

25/505178/FULL – Walnut Tree Cottage, Howland Road, Marden

Erection of a single storey rear extension to accommodate new staircase with installation of rooflight, internal alterations and changes to the fenestration.

RESOLVED: Cllrs raised no objection.

Cllr Dobinson returned to the meeting.

LISTED BUILDING CONSENT25/505133/LBC – Mill Farm House, Hunton Road, Marden

Listed Building Consent is sought for works to the curtilage-listed Bakehouse, including reinstatement of a removed timber wall plate with like-for-like oak, removal of an unapproved modern French Door, reinstatement of the former wall and window opening with a new oak-framed window and lime mortar repairs, and retention of glazed infill panels between existing oak posts (replacing non-original cladding, with reversible fixings)

RESOLVED: Cllrs raised no objection, subject the Conservation Officer's approval. Cllrs welcomed the re-instatement of work undertaken without consent.

LAWFUL DEVELOPMENT CERTIFICATE25/503948/LDCEX – Tanner Farm Caravan Park, Goudhurst Road, Marden

Lawful Development Certificate for existing use of 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

RESOLVED: Cllrs noted application but did not wish to comment.

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

RESOLVED: Cllrs noted application but did not wish to comment.

25/505196/LAWPRO – 4 Tilden Cottages, Tilden Lane, Marden

Lawful development certificate for proposed construction of rear facing roof dormer window.

RESOLVED: Cllrs noted application but did not wish to comment.

SUBMISSION OF DETAILS25/505041/SUB – The Taj of Kent, Church Green, Marden

Submission of details pursuant to condition 2 (Environmental Noise Assessment) subject to 25/501984/PNMA

RESOLVED: Cllrs noted and agreed that the Environmental Health Officer should be taking the lead on this submission application.

25/505142/SUB – Oakhurst, Stilebridge Lane, Marden

Submission of details pursuant to condition 13 (Verification Report), 14 (Foul Sewage Treatment), 15 (External Lighting Scheme) and 24 (Decentralised and renewable or low-carbon sources of energy) subject to 19/500271/FULL

RESOLVED: Cllrs noted application but did not wish to comment.

25/505249/SUB – 5 High Street, Marden

Submission of details pursuant to condition 3(a) – External window joinery. Subject to 25/502478/LBC

RESOLVED: Cllrs noted application but did not wish to comment.

CONSERVATION AREA APPLICATIONS25/505070/TCA – Turnpike House, Maidstone Road, Marden

Conservation Area notification to one (T1) Robinia, twin stem with split to reduce height from 8m to 5m

RESOLVED: Cllrs noted application but did not wish to comment.

151/26 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans had been received outside of Marden parish.

152/26 MBC DECISIONS & APPEALS**Decisions**

Cllrs received the following MBC Decisions on Marden planning applications:

25/504387/TPOA – Bramley Court, Marden

TPO application to reduce two Ash (T003 and T005) to a height of 10m and 8m spread (5008/2022/TPO).

MPC: Noted

MBC: Refused

25/504153/FULL – The Orchard, Copper Lane, Marden

Change of use of existing barn into commercial offices, including insertion of mezzanine floor and alterations to fenestration, with ancillary parking facilities (11no. spaces) and landscape enhancements.

MPC: Recommended Refusal

MBC: Granted

Decisions outside Marden Parish

No decisions outside of Marden to report.

Appeals

No appeal information received.

153/26 OTHER PLANNING ISSUES:**MBC Planning Committee**

Cllrs noted the next MBC Planning Committee meeting on 15th January 2026.

MBC Consultation

Cllrs considered MBC's consultation on Maidstone's Landscape Character Assessment.

It was agreed that Cllrs Boswell and Rabot would provide data and comments on the Special Landscape Mapping.

154/26 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllrs confirmed date of consultation for Regulation 14 as 7th March.

The six week consultation period will run from 2nd March to 10th April 2026.

Details will be published in the next newsletter.

Cllrs agreed to discuss the revised National Planning Policy Framework consultation at the next meeting.

155/26 INVOICES FOR PAYMENT:

The following invoices for payment were submitted to Cllrs.

Marden PCC – annual magazine subscription (Code 4100) - £12.00

Graham Carey – grounds maintenance (Code 4014) - £60.00

Castle Water – public conv. Water supply (Code 4327) - £18.60

Gala Lights – festive lighting (Codes 4201/4320) - £6,054.00

Marden Memorial Hall – December Hall hire/rent (Codes 4070/4074/4201) - £525.00

Stanleys Garage – fuel and Xmas bbq gas (Codes 4201/4316) - £115.53

Cloudy IT – monthly IT support (Code 4077) - £355.44

January salaries/HMRC (Codes 4000/4002) - £10,361.85

Total: £17,502.42

Cllrs approved payments and Cllrs Rabot and Turner would authorise on Unity.

156/26 ENFORCEMENT**New/Reported Alleged Enforcement****MBC Update on Enforcement**

There were no enforcement issues to report.

There being no further business the meeting closed at 8.50pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 3rd February

2026

Marden Parish Council, Parish Office, Goudhurst Road, Marden

01622 832305 / 07376 287981 / clerk@mardenkent-pc.gov.uk

www.mardenkent-pc.gov.uk