



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 3rd 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

27th January 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.

157/26 PRESENT:

158/26 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.

159/26 APPROVAL OF PREVIOUS MINUTES:

To receive and agree the minutes of the meeting held on 6th January 2026.

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

160/26 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.

161/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

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

162/26 PLANNING APPLICATIONS WITHIN MARDEN PARISH

LISTED BUILDING CONSENT

[26/500023/LBC – 2 Church Green Cottages, Pattenden Lane, Marden](#)

Listed Building Consent for installation of an EV charger on the side of the property.

[26/500023/LBC | Listed Building Consent for installation of an EV charger on the side of the property. | 2 Church Green Cottages Pattenden Lane Marden Kent TN12 9QE](#)

SUBMISSION OF DETAILS

[26/500230/SUB – 50 Seymour Drive, Marden](#)

Submission of details pursuant to condition 4 (enhancement of ecology) subject to 25/504458/FULL).

[26/500230/SUB | Submission of details pursuant to condition 4-\(enhancement of ecology\) subject to 25/504458/FULL | 50 Seymour Drive Marden Kent TN12 9GT](#)

CONSERVATION AREA APPLICATIONS

[26/500203/TCA – The Bridge House, High Street, Marden](#)

Conservation Area notification: Common Horse Chestnut: Section fell to 2ft above ground level; Sequoia (dead): Section fell to as close to ground level as practicable. Reason for works: General maintenance.

[26/500203/TCA | Conservation Area notification: Common Horse Chestnut: Section fell to 2ft above ground level, Sequoia \(Dead\): Section fell to as close to ground level as practicable. Reason for works: General maintenance | The Bridge House High Street Marden Kent TN12 9DP](#)

163/26 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans received outside of Marden parish.

164/26 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

[25/500993/FULL – Land Rear of The Taj of Kent, Church Green, Marden](#)

Erection of 4 residential dwellings with associated access, 8 parking spaces, 9 bicycle parking spaces and associated landscaping.

Appeal Reference: APP/U2235/W/25/3375683

[25/500993/FULL | Erection of 4\(no\) residential dwellings with associated access, 8\(no\) parking spaces, 8\(no\) bicycle parking spaces and associated landscaping. | Land Rear Of The Taj Of Kent Church Green Marden Kent](#)

165/26 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs to note the next MBC Planning Committee meeting on 12th February 2026.

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

MPC Planning Policies

Cllrs to review the MPC Planning Policies for ratification at March Full Council meeting.

[Planning Policies and Procedures - Marden Parish Council - Marden Parish Council, Marden, Tonbridge](#)

166/26 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](#)

166/26 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllrs to review the modification statement and amend in readiness for the Regulation 14 consultation.

Cllrs to discuss what other paperwork/information is required for the Regulation 14 consultation/open morning.

167/26 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:

168/26 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