



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 4th November 2025 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

28th October 2025

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

109/25 PRESENT:

110/25 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.

111/25 APPROVAL OF PREVIOUS MINUTES:

To receive and agree the minutes of the meeting held on 28th October 2025.

112/25 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.

113/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public to inform the Chairman if they wish to raise anything under this item or speak on any agenda item.

114/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

25/504091/FULL – Oakleigh House, Pattenden Lane, Marden

Application for variation of condition 18 (to change BREEAM rating from 'very good' to 'good') and minor material amendment to approved plans condition 2 (to include solar panels as part of the BREEAM requirements) pursuant to 23/504905/FULL for – Erection of 1 three storey self-storage unit, including access, parking and associated works.

[25/504091/FULL | Section 73 - Application for variation of condition 18 \(to change BREEAM rating from 'very good' to 'good'\) and minor material amendment to approved plans condition 2 \(to include solar panels as part of the BREEAM requirements\) pursuant to 23/504905/FULL for - Erection of 1no. three storey self-storage unit, including access, parking and associated works. | Oakleigh House Pattenden Lane Marden Kent TN12 9QJ](#)

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 (11 spaces) and landscape enhancements.

[25/504153/FULL | 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. | The Orchard Copper Lane Marden Kent TN12 9DW](#)

TREE PRESERVATION ORDER

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).

[25/504387/TPOA | TPO application to reduce two Ash \(T003 and T005\) to a height of 10m and 8m spread \(5008/2022/TPO\). | Bramley Court Marden Kent TN12 9QN](#)

115/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans received outside of Marden parish.

116/25 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

Cllrs to receive notification of appeal for Land Adjacent to 16 Lucks Way, Marden (25/502333/FULL / AP/U2235/W/25/3374063)

117/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs to note the next MBC Planning Committee meeting on 13th November.

MBC – Greensand Ridge Proposal

Cllrs to consider email received regarding the above.

118/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllrs to review the draft Modification Statement and discuss Regulation 14 consultation.

119/25 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:

120/25 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement