



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 6th January 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

30th December 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

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.

145/25 PRESENT:

146/25 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.

147/25 APPROVAL OF PREVIOUS MINUTES:

To receive and agree the minutes of the meeting held on 16th December 2025.

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

148/25 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.

149/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

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

150/25 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.

[25/504506/FULL | Retrospective application for the creation of 2 below ground lakes for recreational fishing use. | Monk Lakes Fisheries Staplehurst Road Marden Kent TN12 9BS](#)

[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.

[25/504885/FULL | Erection of a single storey two bay garage with one bay as storage and alterations to the landscape. | Turkey Farm House Goudhurst Road Marden Kent TN12 9NP](#)

[25/504990/FULL – Great Thorn Farm, Marden Thorn, Marden](#)

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

[25/504990/FULL | Erection of a detached garage and office with shower and w/c | Great Thorn Farm Marden Thorn Marden Kent TN12 9LJ](#)

[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.

[25/505178/FULL | Erection of a single story rear extension to accommodate new staircase with installation of rooflight, internal alterations and changes to the fenestration. | Walnut Tree Cottage Howland Road Marden Kent TN12 9HQ](#)

LISTED BUILDING CONSENT

[25/505133/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)

[25/505133/LBC | 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 \(replacing non-original cladding, with reversible fixings\). | Mill Farm House Hunton Road Marden Kent TN12 9QX](#)

LAWFUL DEVELOPMENT CERTIFICATE

[25/503948/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

[25/503948/LDCEX | Lawful Development Certificate for existing use for 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. | Tanner Farm Caravan Park Goudhurst Road Marden Kent TN12 9ND](#)

[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

[25/503949/LDCEX | Lawful Development Certificate existing - Land Used for the Showing and petting of animals with animal shelters and feeding facilities since 1991. | Tanner Farm Caravan Park Goudhurst Road Marden Kent TN12 9ND](#)

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

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

[25/505196/LAWPRO | Lawful development certificate for proposed construction of rear facing roof dormer window | 4 Tilden Cottages Tilden Lane Marden Kent TN12 9AY](#)

SUBMISSION OF DETAILS

25/505041/SUB – The Taj of Kent, Church Green, Marden

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

[25/505041/SUB | Submission of details pursuant to condition 2-\(Environmental Noise Assessment\) subject to 25/501984/PNMA | The Taj Of Kent Church Green Marden Kent TN12 9HS](#)

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

[25/505142/SUB | Submission of details pursuant to condition 13-\(Verification Report\) 14-\(foul sewage treatment\) 15-\(external lighting scheme\) 24-\(decentralised and renewable or low-carbon sources of energy\) subject to 19/500271/FULL | Oakhurst Stilebridge Lane Marden Kent TN12 9BA](#)

25/505249/SUB – 5 High Street, Marden

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

[25/505249/SUB | Submission of details pursuant to condition 3\(a\) - External window joinery, Subject to 25/502478/LBC | 5 High Street Marden Kent TN12 9DP](#)

CONSERVATION AREA APPLICATIONS

25/505070/TCA – Turnpike House, Maidstone Road, Marden

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

[25/505070/TCA | Conservation area notification to one \(T1\) Robinia. twin stem with split to reduce height from 8m to 5m | Turnpike House Maidstone Road Marden Kent TN12 9AB](#)

151/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans received outside of Marden parish.

152/25 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

153/25 OTHER PLANNING ISSUES:

MBC Planning Committee

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

MBC Consultation

Cllrs to consider MBC's consultation on Maidstone's Landscape Character Assessment.

154/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllrs to receive confirmation of consultation morning for Regulation 14 booked for 7th March 2026.

155/25 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:

156/25 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