



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 18th 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

11th November 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

121/25 PRESENT:

122/25 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.

123/25 APPROVAL OF PREVIOUS MINUTES:

To receive and agree the minutes of the meeting held on 4th November 2025.

124/25 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.

125/25 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.

126/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

25/504458/FULL – 50 Seymour Drive, Marden

Erection of a garden studio in rear garden.

[25/504458/FULL | Erection of a garden studio in rear garden. | 50 Seymour Drive Marden Kent TN12 9GT](#)

TREE PRESERVATION ORDER

25/504411/TPOA – Kingfisher Lodge, Hunton Road

TPO Application for 1 x (T1) Oak – crown reduce from lower branches over house from 7.5m to 4.5m (south side), removal of deadwood and reduce selected branches over house by 3m. 1 x (T2) Oak – Major deadwood removal. 1 x (T3) Ash – reduce height from 18m to 9m and deadwood removal. 1 x (T4) Ash – Pollard from a height of 18m to 9m and removal of deadwood. 1 x (T5) Ash – reduce from 23m in height to 8m and removal of deadwood and dieback. 1 x (T6) Oak – Deadwood removal. 1 x (T7) Ash – fell. 1 x (T8) Ash – removal of deadwood.

[25/504411/TPOA | TPO Application for 1 x \(T1\) Oak - Crown reduce from of lower branches over house from 7.5m to 4.5m \(south side\), removal of deadwood and reduce](#)

selected branches over house by 3m. 1 x (T2) Oak- Major deadwood removal. 1 x (T3) Ash - reduce height from 18m to 9m and deadwood removal. 1 (T4) Ash - Pollard from a height of 18m to 9m and removal of deadwood. 1 x (T5) - Ash - reduce from 23m in height to 8m and removal of deadwood and dieback. 1 (T6) Oak - Deadwood removal. 1 x(T7) Ash - Fell. 1 (T8) x Ash - removal of deadwood. | Kingfisher Lodge Hunton Road Marden Kent TN12 9SL

127/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans received outside of Marden parish.

128/25 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

129/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs to note the next MBC Planning Committee meeting on 11th December.

MBC – Greensand Ridge Proposal

Cllrs to receive any further information/updates since the last planning meeting.

Redloft

Cllrs to discuss possible land use for Local Needs Housing following talk held at the Full Council meeting on 9th October.

Material Considerations Document

Cllrs to consider draft document outlining material considerations for residents responding to planning applications.

130/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllrs to be provided with an update from MBC on the Modification Statement if received back.

131/25 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:

132/25 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement