



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 16th December 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

9th 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 and may speak during the public adjournment at the discretion of the Chairman and in accordance with standing order 1 e-g. Questions relating to any other items that are not on this agenda should be referred to the Chair of the Council or Clerk as appropriate and outside 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.

133/25 PRESENT:

134/25 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.

135/25 APPROVAL OF PREVIOUS MINUTES:

To receive and agree the minutes of the meeting held on 18th November 2025.

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

136/25 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.

137/25 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.

138/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

25/503341/FULL – New Lodge Cottages, Hunton Road, Marden AMENDMENT

Erection of a first-floor rear dormer extension with roof alterations, a single storey rear extension with Oak Framed open porch entrance, and a detached single storey annexe.

[25/503341/FULL | Erection of a first floor rear dormer extension with roof alterations, a single storey rear extension with Oak Framed open porch entrance, and a detached single storey annexe. | New Lodge Cottages Hunton Road Marden Kent TN12 9SL](#)

25/504597/FULL – Cannon Farm, Thorn Road, Marden

Conversion of building into two dwellings (amendment to 24/500611/PNQCLA)

[25/504597/FULL | Conversion of building into two dwellings \(an amendment to 24/500611/PNQCLA\) | Cannon Farm Thorn Road Marden Kent TN12 9LR](#)

25/504730/FULL – 2 Widehurst Cottages, Thorn Road, Marden

Installation of 20 solar panels on a small ground mounted solar PV array.

[25/504730/FULL | Installation of 20no. solar panels on a small ground mounted solar PV array. | 2 Widehurst Cottages Thorn Road Marden Kent TN12 9LL](#)

25/504778/FULL – Meadow Cottage, Goudhurst Road, Marden

Removal of existing terrace and external staircase to detached garage, and erection of a single storey rear extension to form additional garage space and store, with new external staircase and roof terrace. Existing hipped roof to barn end roof and enlarged side dormer to form an ensuite bedroom for ancillary use to the main dwelling.

[25/504778/FULL | Removal of existing terrace and external staircase to detached garage, and erection of a single storey rear extension to form additional garage space and store, with new external staircase and roof terrace. Existing hipped roof to barn end roof and enlarged side dormer to form an ensuite bedroom for ancillary use to the main dwelling. | Meadow Cottage Goudhurst Road Marden Kent TN12 9NB](#)

25/504898/FULL – Land at Merrydown, Howland Road, Marden

Erection of a self-build two-bedroom bungalow attached to existing garage

[25/504898/FULL | Erection of a self build two bedroom bungalow attached to existing garage. | Land At Merrydown Howland Road Marden Kent TN12 9LD](#)

LISTED BUILDING CONSENT

25/504975/LBC – The Bridge House, High Street, Marden

Listed Building Consent for lifting and relaying existing brick floor within kitchen/breakfast area on limecrete floor system.

[25/504975/LBC | Listed Building Consent for lifting and relaying existing brick floor within kitchen/breakfast area on limecrete floor system. | The Bridge House High Street Marden Kent TN12 9DP](#)

PRIOR NOTIFICATION

25/504867/PNQCLA – The Nurseries, Staplehurst Road, Marden

Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1 residential dwelling house and associated operational development. For its prior approval to transport and highways impacts of the development; noise impacts of the development; contamination risks on the site; flooding risks on the site; whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwelling houses); design and external appearance impacts on the building; provision of adequate natural light in all habitable rooms of the dwelling house.

[25/504867/PNQCLA | Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. residential dwellinghouse and associated operational development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the](#)

[use of the building to change from agricultural use to C3 \(dwellinghouses\). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses. | The Nurseries Staplehurst Road Marden Kent TN12 9BS](#)

SUBMISSION OF DETAILS

25/504873/SUB – The Bridge House, High Street, Marden

Submission of details pursuant to conditions 3 (soil vent pipe materials), 4 (bathroom loading details), 5 (windows schedule of works) and 6 (new service runs method statement), subject to 23/503918/LBC

[25/504873/SUB | Submission of details pursuant to conditions 3 \(soil vent pipe materials\), 4 \(bathroom loading details\), 5 \(windows schedule of works\) and 6 \(new service runs method statement\), subject to 23/503918/LBC. | The Bridge House High Street Marden Kent TN12 9DP](#)

139/25 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No plans received outside of Marden parish.

140/25 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

141/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs to note the next MBC Planning Committee meeting on 18th December.

Material Considerations Document

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

MBC Gypsy, Traveller and Travelling Showpeople Development Plan Document

Consultation ends 11th January 2026.

[Gypsy, Traveller and Travelling Showpeople Development Plan Document \(Regulation 18c\) | Lets Talk Maidstone](#)

142/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

143/25 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:

144/25 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