



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 5TH AUGUST 2025 HELD IN THE JOHN BANKS HALL, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

048/25 PRESENT:

Cllrs Adam, Boswell, Goda, Griffiths, Newton, Rabot and Turner (in the Chair).
Cllr Tippen, the Clerk and 33 members of the public were also in attendance.

049/25 APOLOGIES:

Apologies were received from Cllr Gibson.

050/25 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 1st July 2025.
These were duly signed by the Chairman as a true copy.

051/25 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest

Cllr Turner has close ties with the site in application 25/502333/FULL together with some of the residents in attendance. He had been approached in regard to the conduct of the meeting but had not been lobbied.

Granting of Dispensation

There were no requests for granting of dispensation.

052/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public were in attendance for item 053/25: 25/502333/FULL and wished to speak.

053/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH

FULL APPLICATIONS

25/502333/FULL – 16 Lucks Way, Marden

Erection of a two bed detached dwelling house.

The Chairman adjourned the meeting for members of the public to speak to the meeting (Comments can be viewed at Appendix 1 to these minutes).

Following this the Chairman re-convened for Cllrs to discuss this application.

A debate took place between Cllrs which included:

Querying that the full planning application was for two-bed dwelling house but the Design and Access Statement still referred to a three-bed dwelling and had not been updated to provide details for two-bed.

The loft floor plan indicates that this will be for a study and the window looks over Bramley Court – use of a study means that people will be looking out of the window during the day rather than evening/nights when a bedroom.

Although, in principle, the development is within the confines of the village, in a sustainable location, is situated in a residential area and MBC's housing supply is very low and therefore principle planning policy would look favourably. However, there may be other mitigating factors.

Councillors went on to discuss planning policies:

Proposed development does not conform to Marden Neighbourhood Plan Policy BE1 due to the scale, scope, height (predominantly higher than other dwellings on the development), orientation of the building in terms of current layout of housing development (very linear form) and current location and design is inappropriate to the street scene.

Proposed development does not conform to Marden Neighbourhood Plan Policy BE2 due to lack of daylight and outlook, especially for No. 16 Lucks Way.

Proposed development does not conform to Maidstone Borough Council Local Plan Review Policy LPRHOU2 due to the scale, height, form, appearance and siting and is not in keeping with the street scene. Adjoining residents would also experience loss of privacy and outlook.

Proposed development does not conform to Maidstone Borough Council Local Plan Review Policy LPRSP15(2) in regard to its design to the local character of the area.

Cllrs requested that the Case Officer investigates the original development application to find out what this piece of land was originally for (ie for the purpose of providing either turning head, resident/visitor parking or both). The Parish Council is aware that this area has been used for parking for 40+ years.

Part of Marden Primary Academy application (24/503556/PSINF), which was granted on 15th April 2025, states that Lucks Way is used for parent parking for drop off and pick up – Transport Technical Note: Appendix C pages 26 to 29 (K&M Traffic Surveys) - [24_503556_PSINF-Transport_Technical_Note-6377488.pdf](#). Therefore parking for parents will be lost if this site is built on, as residents vehicles will be required to move elsewhere on the highway.

20.20: one member of the public left the meeting.

Cllrs also raised concern over the logistics of building the property including the construction plan regarding access, storage and compromising access to Bramley Court.

Cllrs requested that the address be amended to “land adjacent to 16 Lucks Way” as this is not part of 16 Lucks Way site.

Cllrs also requested that MBC consult with Kent Fire and Rescue regarding potential loss of hammer head/turning circle.

Resolution: Cllrs voted unanimously to refuse this application based on the above reasons of non-conformity.

If MBC are minded to approve Marden Parish Council wish this application to go to MBC Planning Committee.

20.40: *The remaining members of the public left the meeting.*

25/502881/FULL – 1 Nursery Cottages, Staplehurst Road, Marden

Erection of a two storey side, single storey rear extension and single storey garage with glazed link to house.

Following debate Cllrs raised no objection but Cllrs would wish to see a condition regarding solar energy in conformity with Marden Neighbourhood Plan Policy BE3 and Maidstone Borough Council Local Plan Review Policy LPRQD1(6).

Resolution: Cllrs raised no objection with the above comments.

CONSERVATION AREA NOTIFICATION (TREE WORK)

25/502860/TCA – The Cottage, High Street, Marden

Conservation Area Notification: (2) Hazel, Holly, Yew – Reduce height by 2m to previous reduction points. Trim/prune client side to shape and balance. (4) Yew x 4 – Reduce height and spread by 1.5m. Crown lift to provide 2.5 clearance. (7) Yew x 2 – Crown lift to provide 2.5m ground clearance.

Resolution: Cllrs raised no objection to this application.

054/25 MBC DECISIONS & APPEALS

Decisions

Cllrs received the following MBC Decisions on Marden planning applications:

25/501968/NMAMD – 1 Jasmine Villas, Goudhurst Road, Marden

Non-Material Amendment to 24/503064/FULL: Loft conversion with L shaped dormer to rear elevation and 2 No rooflight windows to front elevation -

Relocation of side dormer window & internal layout alterations

MPC: Noted

MBC: Satisfied that it is a non-material amendment

25/502097/LBC – Poulter's Hall, Plain Road, Marden

Listed Building consent for internal alterations and repairs including rearrangement of modern partitions, vaulting of ceiling in the modern rear out-shot extension, replacement of modern staircase from the ground-to-first floors, removal of modern fixed staircase from first floor to attic, alteration to floor joists at stairwell, replace ceiling and block fireplace opening.

Withdrawn

25/502224/TPOA – Rookery Path, High Street, Marden

TPO application to remove deadwood and reduce lower limbs over footpath by 20% and cut back overhang to the boundary fence of 12 Napoleon Drive to one Oak and one Ash (T2) to the blue cut line. TPO 15 of 1994.

MPC: Noted as own application

MBC: Approved

25/501984/PNMA – The Taj of Kent, Church Green, Marden

Prior notification for the change of use of the first floor from Commercial, Business and Service (Use Class E) to residential (Use Class C3), providing three self-contained flats (3 x 1 bedroom). For its prior approval to: Transport impacts of the development, particularly to ensure safe site access - Contamination risks in relation to the building - Flooding risks in relation to the

building - Impacts of noise from commercial premises on the intended occupiers of the development – Where the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area - The provision of adequate natural light in all habitable rooms of the dwellinghouses - The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and where the development involves the loss of services provided by a registered nursery, or a health centre maintained under section 2 or 3 of the National Health Service Act -The impact on the local provision of the type of services lost - Where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

MPC: Noted

MBC: Granted

Decisions outside Marden Parish

No decisions received outside of Marden Parish.

Appeals

No appeal information received.

055/25 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting on 21st August 2025.

Admiral Way - Double Yellow Lines

Cllrs considered the information received from Redrow on DYL proposals at junction with Goudhurst Road.

Resolution: Cllrs had no objection and fully supported the proposal.

056/25 MARDEN NEIGHBOURHOOD PLAN (MNP)

Cllr Tippen and the Clerk had started to draft the Modification Statement for the revised Regulation 14 consultation. This was circulated to Cllrs and a meeting of the MNP Steering Group was arranged for 30th September to discuss further.

057/25 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Electronic Payments

MPC Employees/HMRC – August salaries/PAYE/NIC: £13,510.21

Neil Watkins – PPE - £46.99

Alison Hooker – Play Scheme supplies - £226.03

Marden Memorial Hall – Office Rent/Refuse - £300.00

Stanleys Garage – Fuel & Miscellaneous - £161.50

Cloudy IT – Monthly IT Support - £223.44

Play Scheme parent – refund - £11.00

Castle Water – P/Conv. Water supply - £9.83

TOTAL: £14,413.38

Cllrs agreed payments and Cllrs Adam and Turner would authorise on Unity.

Cheque payment:

T Standen – preparation of ashes plot - £50.00

Cllrs agreed payment and Cllrs Newton, Tippen and Turner signed cheque.

Payments made between meetings:

Play Scheme salaries (paid 1/8/25) - £5,985.94

Ian Jones – S/Field and P/Conv locking/unlocking - £200.00

Payments authorised by Cllrs Newton and Tippen.

There were no enforcement issues to raise so meeting was not closed for confidential matters.

058/25 ENFORCEMENT

New/Reported Alleged Enforcement

MBC Update on Enforcement

There was no new or updates for alleged enforcement.

There being no further business the meeting closed at 9.02pm

Signed:

Cllr Turner, Chairman, Marden Planning Committee

Date: 19th August 2025

APPENDIX 1 – COMMENTS FROM RESIDENTS
053/25 PLANNING APPLICATIONS WITHIN MARDEN PARISH
FULL APPLICATIONS

25/502333/FULL – 16 Lucks Way, Marden

Erection of a two bed detached dwelling house.

Resident 1:

In allowing this application to go through will have a long lasting major impact on the day-to-day use and safety on the Lucks Way and Bramley Court residents and listed our below are some of the major objections:

- This parcel of land has been used as an overspill car park for over 40 years, uninterrupted and unchallenged, since the estate was first built in the late 70s/early 80s. Most households now have 2 or 3 cars, and this alone absolutely highlights the need now, more than ever, to have this land stay as a car park for the safety of residents.
- Without this space, residents will have no option but to park haphazardly on Lucks Way which will have a detrimental effect on residents, guests, delivery drivers, emergency services and refuse collection.
- This will inevitably lead to increased traffic on Bramley Court, which is a private road and therefore has no public right of entry, as people will see it as their only option to turn around. This is an older person's complex, some of whom have hearing and sight impediments, which puts residents of Bramley Court at a safety risk if cars and large vehicles use it to turn around and park.
- Ambulances and other medical professionals are deployed from the Bramley court pull cord system, and having an increase of parked cars on Sovereigns Way and Lucks Way will certainly slow the response times, particularly if the emergency services are having to navigate in and out of parked cars. This would also have a severe impact on larger emergency vehicles like a fire engine, who may not even be able to get through at all.
- Lucks Way and Sovereigns Way are used by parents taking and collecting children from school to reduce congestion on Goudhurst Road.
- We are also increasingly seeing articulated lorries driving down Sovereigns Way and Lucks Way where they have underestimated the height of the railway bridge and are having to turn around. Taking these spaces away will not only increase parked cars on the roads but will also increase the likelihood of cars getting damaged when the lorries come down. It was only a couple of months back that a lorry took out the Sovereigns Way sign, as well as a chunk of the path, at the entrance of the estate.

- If the planning goes ahead, the distress the build will cause to residents will also have an extreme negative affect, with minimal access for building supply lorries to get through, and would likely block Bramley Court's entrance, putting the residents safety at risk, not to mention their quality of life, which would be severely impacted during the construction period.
- Children regularly cycle or run around the block between Meades Close and Lucks Way using the footway next to this site. this development will severely impact the sighting of children and cars coming into Bramley Court.
- Residents are also extremely concerned of the severe negative impact this has on the residents of No. 16 Lucks Way, and the lack of privacy they would have should this application go through.
- Whilst the windows of the proposed property do not overlook the gardens of No.16, the proposed front door directly leads on to the pedestrian path which is literally a step away from their front lawn. Currently there is no need for residents of Lucks Way to continuously use this section of pathway. The residents of No. 16 have enjoyed uninterrupted rights of light since moving there over 40 years ago and this proposed house would, without a doubt, have an impact on their light to the front and side of their house and back garden from late morning until the mid-afternoon, having an impact on plants and livestock. Your home is supposed to be somewhere that is your sanctuary, where you can feel safe and comfortable, and having a three storey brick structure immediately overpowering you as you walk outside of your front door, and when you sit in your back garden will absolutely feel like they are living next to a prison and absolutely does not protect the amenity and privacy of these residents. They spend a lot of time in their front and back gardens throughout the whole year, and this house would have an extreme overbearing impact on them making them feel overpowered and overshadowed and is already having a seriously negative impact on their mental health and wellbeing.

Resident 2:

The area for the proposed development is in a cu de sac which has been used for something like 40 years as a turning point for dustcarts and larger vehicles as well as several residents parking spaces. All the roads in this area which are mainly dead ends are somewhat congested by vehicles! Our concerns are as follows:-

- Where will these vehicles turn or park if the parking area is built on!
- Where will builders park during construction?
- Where will builders' machinery and building materials be stored?

- What guarantee have we that emergency vehicles such as ambulances, fire engines, doctors, nurses, carers will have clear access to Bramley Court?
- Bramley Court is in a cul de sac and is a private drive which is financially maintained by the residents and not for public use. Concerns have been expressed regarding the health and safety of the residents who are elderly people with hearing, sight and mobility issues if the turning area in Lucks Way is built on.
- Plantation Lane is used by many pedestrians as access to the local village as well as children from the nearby Marden Academy School being dropped off and collected from school. Concerns regarding safety have been expressed.
- During the winter months tankers have been working on the drains prevalent in that area causing some traffic disruption.
- We urge the parish council to emphasise the utter chaos this application would cause if it were approved.
- If building is given permission there must be strict conditions for provision of electric gates for Bramley Court and paid for by applicant.

Resident 3:

- Understand that the Highways Act 1980 requires the local authority to undertake public consultation prior to sale of this parking and turning area. Did KCC follow this procedure?
- Building Regs that all cul-de-sacs over a certain length need a type 3 turning head – removal of this would actually constitute non-compliance with building regulations.

Resident 4:

- Land sold years ago and continuously sold with previous applications being considered. Can the Parish Council guarantee that no further applications are submitted for this area. *Unfortunately, MPC cannot guarantee that this won't happen again – have no powers / privately owned (Cllr Turner explained planning procedure)*

Other comments from the floor:

- Could a condition be added to remove loft conversion?
- Is land part of public highway or has it historically been adopted?
- If so, has this been stopped up?
- If not public highways but used by right could an application for prescriptive rights over the land be made?
- When area was sold several other areas were also sold – is MPC aware of something similar being done on other sites? – *No.*