

Please also see Maidstone Borough Council's Planning page: [Comment on planning applications - Maidstone Borough Council](#)

## **Guidance for Residents**

### **Responding to Planning Applications**

Marden Parish Council (MPC) is a statutory consultee to some planning applications (ie full planning applications, listed building consent, outline and reserved matters). MPC is not notified on other applications such as lawful development certificates, conservation area applications and submission of details but can comment on these although not as a statutory consultee.

Residents can view all planning applications for the borough at: <https://pa.midkent.gov.uk/online-applications/> - you will need to register but following this you can access / track applications.

### **Some material considerations include:**

- Loss of privacy / overlooking
- Loss of light / overshadowing
- Adequacy of parking
- Highway safety
- Traffic generation
- Vehicular access
- Noise, dust, fumes / light pollution
- Effect on a listed building
- Effect on a conservation area
- Effect on Tree Preservation Orders (TPOs) / important trees
- Nature conservation
- Intrusion into the open countryside
- Risk of flooding
- Archaeology
- Design, appearance, materials proposed to be used
- Layout, scale, dominance, density of build
- Landscaping
- Government policy
- Access for disabled person
- Previous planning decisions (including appeals)
- Proposals in the development plan
- Hazardous materials / ground contamination

### **These are NOT material considerations:**

- Loss of a private view
- Effect on the value of your home
- Who the applicant is / their background / personal circumstances
- Loss of trade to a competitor / increased competition
- Strength / volume of local opposition
- Boundary disputes
- Personal morals or views about the applicant
- Breach of a restrictive covenant

- Level of profit a developer might make
- Matters controlled under building regulations or other non-planning laws (eg structural stability, fire precautions)

**Useful Links to assist with responding are:**

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Maidstone Local Plan Review:

<https://localplan.maidstone.gov.uk/home/local-plan-review>

Marden Neighbourhood Plan:

[https://maidstone.gov.uk/data/assets/pdf\\_file/0005/281750/190528-Marden-Neighbourhood-Plan-with-maps.pdf](https://maidstone.gov.uk/data/assets/pdf_file/0005/281750/190528-Marden-Neighbourhood-Plan-with-maps.pdf)

**Making a Comment to Maidstone Borough Council:**

All comments must be made in writing to Maidstone Borough Council (verbal comments cannot be accepted).

You can comment via the MBC website <https://pa.midkent.gov.uk/online-applications/> or by emailing: [planningcomments@midkent.gov.uk](mailto:planningcomments@midkent.gov.uk).

Alternatively, you can write to MBC at:

Mid Kent Planning Support  
Maidstone House  
King Street  
Maidstone  
Kent  
ME15 6JQ

Your comments must:

Be dated  
Provide your name and address  
State the application number and site address

Further details can be obtained from: [Comment on planning applications - Maidstone Borough Council](#)

Please also send a copy to Marden Parish Council of any response you make to [clerk@mardenkent-pc.gov.uk](mailto:clerk@mardenkent-pc.gov.uk).