



DRAFT MINUTES OF THE EXTRA ORDINARY FULL COUNCIL MEETING HELD ON TUESDAY 18TH AUGUST 2026 IN THE JOHN BANKS HALL, MARDEN MEMORIAL HALL, MARDEN COMMENCING AT 7.30PM

Marden Parish Council operates under General Power of Competence since adopted on 7th May 2024. Minute Reference 012/24.

074/26 PRESENT

Cllrs Adam, Boswell (in the chair), Dobinson, Gibson, Newton, Rabot and Tippen. The Clerk and 11 members of the public were also in attendance.

075/26 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Goda, Griffiths, Summersgill and Turner.

076/26 COUNCILLOR INFORMATION

Declaration of Pecuniary and Non-Pecuniary Interests

There were no declarations of interest

Changes to Register of Interest

There were no changes to Cllrs Registers of interest

Granting of Dispensation

There were no requests for dispensation.

077/26 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting held on 11th August would be deferred until the September Full Council meeting.

078/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public were in attendance regarding planning application 26/502754/REM.

It was proposed, and agreed, that the meeting would be adjourned for residents to speak. Comments raised can be viewed at Appendix 1.

The meeting was then reconvened for Cllrs to make recommendations.

079/26 PLANNING APPLICATION

26/502754/REM – Land East of Albion Road and North of Copper Lane,

Approval of reserved matters (appearance, landscaping, layout and scale sought) for the erection of 117 dwellings, together with associated landscaping, open space and other associated infrastructure, pursuant to outline permission 23/504068/OUT (allowed at appeal APP/U2235/W/24/3346817).

Cllrs took residents comments on board (see Appendix 1) and discussed this application. Comments raised by Cllrs included:

- A robust construction plan needs to be agreed;
- Cllrs still did not agree with the highways proposals made at appeal. However, as this did not form part of the reserved matters application it was proposed that a letter be sent to the Director of Highways (cc'd to MBC Planning Officer, County Councillor Black and Katie Lam MP). The Clerk was asked to put onto the next Planning Committee agenda.
- Double yellow lines from Stanley Road to the entrance to the new development be added as a condition. (Previous consultation with residents held in 2023).
- 3-storey apartment blocks went against Marden Parish Council's previous comments on the large developments in the parish.
- Not enough open space within the development and play equipment provision should be made on site.
- Planning statement implies that there will be market housing mix from 2 to 5 bed properties. The planning appeal statement stated there would be bungalows within the housing mix.
- A percentage of the affordable housing/First Homes should be in perpetuity to Marden residents. The housing needs survey undertaken for Marden in 2022 shows this.
- Landscape Management Plan – more robust plan for water management; third of the trees are not native to Marden.

8.20pm – 6 members of the public left the meeting.

Following the above comments the Chairman asked for the decision to go to a vote:

0 – recommend approval
 7 – recommend refusal
 0 – abstained.

8.25pm – 2 members of the public left the meeting.

Cllrs therefore recommended refusal contrary to the following MNP policies:
 Policy BE2 – Residential Amenity regarding the 3-storey dwellings and the impact on landscape viewing north.

Policy BE3 – Sustainable construction: solar panels should be included

Policies NE3 and NE5 – proposals do not seem adequate for the planting. A more robust management plan should be agreed; more native trees should be including in the planting plan.

Other Comments:

TPOs on neighbouring boundary : reference TPO 5014/2024/TPO.

Cllrs support KCC's drainage letter and further information should be provided to show compliance to MNP Policies NE1, NE2, In1 and NE6 before a decision is made on this application; ensure water supply will be available to the site and wouldn't be detrimental to the existing supply.

Consider grey water systems

If MBC are minded to approve the following should be conditioned:

- Lighting on the development
- Double yellow lines between Stanley Road and the entrance to the development.
- Play equipment to be installed on the development
- A robust construction plan.

There being no further business the meeting closed at 8.41pm

Cllr Anne Boswell

Chairman

Date: 8th September 2026

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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Appendix 1

26/502754/REM – Land East of Albion Road and North of Copper Lane,

Approval of reserved matters (appearance, landscaping, layout and scale sought) for the erection of 117 dwellings, together with associated landscaping, open space and other associated infrastructure, pursuant to outline permission 23/504068/OUT (allowed at appeal APP/U2235/W/24/3346817).

Residents Comments

- 1) Proposed traffic layout for Albion Road. Single track road with right of way/priority. Concerns of residents in Russet Grove re access/egress. Could priority be changed/yellow box be installed.
- 2) Nothing seems to have been changed on the plan following the meeting with MPC in May. Social housing is planned by housing in Seymour Drive.
- 3) 3-storey dwellings are inappropriate for this site. Would be viewed from dwellings on Seymour Drive and from driving into the village on Thorn Road.
- 4) The 3-storey dwellings on Seymour Drive are at the back of the development.
- 5) Dwellings are 10m from Seymour Drive dwellings.
- 6) Construction plan – ie hours of working, noise, would this be something to discuss this evening or at a later stage – this will be a condition and would be submitted separately.