



MINUTES OF THE EXTRA ORDINARY FULL COUNCIL MEETING HELD ON TUESDAY 25TH AUGUST 2026 IN THE PARISH OFFICE MEETING ROOM, 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.

080/26 PRESENT

Cllrs Adam, Boswell (in the Chair), Dobinson, Gibson, Griffiths, Newton, Rabot, Summersgill, Tippen and Turner.
The Clerk was also in attendance.

081/26 APOLOGIES FOR ABSENCE

Cllr Goda gave his apologies.

082/26 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 Register of Interest

Granting of Dispensation

There were no requests for dispensation

083/26 MINUTES OF THE PREVIOUS MEETING

The minutes of previous meetings were deferred until the September Full Council.

084/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

085/26 PLANNING APPLICATION

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

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).

Following the discussion and decision made at last week's Extra Full Council Meeting the Clerk had drafted a response based on the comments raised by Cllrs and residents which had been circulated to Cllrs. Cllrs had viewed the document and a few changes were made – see Appendix 1 for final response. Cllrs recommended REFUSAL as application was contrary to Marden Neighbourhood Plan Policies: In6 – Housing for Older People; BE1 – Local

character; BE2 – Residential Amenity; BE3 – Sustainable construction; NE3 – Landscape Integration; NE5 – Landscape Planting.

However, if MBC are minded to approve, Marden Parish Cllrs requested that this application be referred to Maidstone Planning Committee, and that the following conditions should be applied:

- A detailed plan of the proposed lighting on the site
- Installation of double yellow lines between Stanley Road and the entrance to the new development on both sides of Albion Road
- Installation of LEAP play equipment and additional open space
- A robust landscape management plan
- A robust construction management plan including lorry movements/routing.
- Installation of solar panels
- Ensure that the Biodiversity Net Gain (BNG) on the site is at least 20% as outlined in Planning Statement 5.9.3

Additionally, consideration should be given to the incorporation of Swift Bricks/Boxes

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

Marden Parish Council Response to Maidstone Borough Council: Response sent to Maidstone Borough Council 27th August 2026

26/502754/REM – Land East of Albion Road and North of Copper Lane,
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An Extra Ordinary Full Council meeting was held on Tuesday 18th August 2026 which was open to the public and 11 residents attended.

Planning Statement 3.4: Access

Many of the residents' views were concerning the highways proposals for Albion Road which was agreed by the Planning Inspectorate at appeal. Parish Councillors agreed that a letter would be sent to the Director of Highways outlining the concerns of residents and the Parish Council regarding these proposals.

Following reviewing the reserved matters application Cllrs raised the following concerns:

Planning Statement 5.4: Scale and Appearance

3-Storey Apartment Blocks

3-storey dwellings went against Marden Parish Council's Marden Neighbourhood Plan:

"Built Environment: A number of the most recent major housing developments included large three storey blocks of flats. The introduction of such buildings is inappropriate and would have a detrimental impact on the rural character of Marden. Strong opposition from the Parish Council led to amendments to reduce the overall height and design of the structures (on some developments) and this was welcomed." Marden Neighbourhood Plan page 19. The 3-storey buildings are contrary to Marden Neighbourhood Plan Policy BE1 – Local Character

The 3-storey dwellings would also have an impact on the residential amenity of the neighbouring development, residents of Thorn Road and to the landscape viewing north – contrary to Marden Neighbourhood Plan Policy BE2 – Residential Amenity.

Planning Statement 5.5: Housing Mix and Tenure

The Planning Statement (page 32) sets out that there will be a market housing mix of 2 to 5 bed properties. However, the Planning Appeal Statement paragraph 6.2.2 states that there would be a mix of terraced, semi-detached and detached dwellings including bungalows to cater for older and disabled people. The housing mix in the reserved matters application does not provide this mix and is therefore not compliant with Marden Neighbourhood Plan Policy IN6 - Housing for Older People.

Cllrs would wish to see a percentage of the affordable housing/First Homes being in perpetuity to Marden residents as set out in Marden's Housing Needs Survey undertaken in 2022.

Planning Statement 5.8: Landscaping Design and Open Space

Open Space

Although, in principle, the provision of children's play space meets the criteria of MBC Local Plan Policy LPRSA295 Cllrs believe that not enough open space has been provided and a local equipped area for play (LEAP) should be included on this development. The distance from the site to the nearest play park is not in close proximity and children would need to cross the busy Albion Road to access this together with walking along PROW KM281 which is a narrow and often muddy footpath.

Planning Statement 5.12

Energy and Sustainability Statement Table 6

The document does not demonstrate conformity with Marden Neighbourhood Plan Policy BE3 as to why solar photovoltaic units have not been incorporated despite being identified as technically feasible.

Landscape Management Plan

Cllrs are concerned over the watering and management of the new planting when the developer hands over to the management company. It is felt a more robust plan needs to be in place before any transfers.

Cllrs also raised concern over the percentage of native trees/plants to Marden. The Plant Schedule contains a number of non-native trees from China, Himalayas and America. The four hedgerows contain 60% non-native species. Therefore, Councillors feel this is contrary to Marden Neighbourhood Plan Policy NE3 – Landscape Integration and NE5 – Landscape Planting.

Other Issues:

KCC Flood and Water Management Letter dated 14th August 2026

Cllrs concur with KCC's response regarding insufficient information being submitted relating to the provision of a sustainable drainage scheme on the site and further information should be forthcoming to show compliance to Marden Neighbourhood Plan Policies NE1 - Surface Water Management; NE2 - Water Quality; NE6 -Soil Conservation and In1 - Water Supply and Sewerage before a decision is made on this application.

The applicant also needs to ensure that South East Water has sufficient water supply available to the site and wouldn't be detrimental to the existing supply in the village which is already under great strain

Recommendation

Following a unanimous decision Cllrs recommend **REFUSAL** of this application on the following grounds:

Contrary to Marden Neighbourhood Plan Policies:

- In6 – Housing for Older People
- BE1 – Local character
- BE2 – Residential Amenity
- BE3 – Sustainable construction

- NE3 – Landscape Integration
- NE5 – Landscape Planting

If MBC are minded to approve, Marden Parish Cllrs request that this application is referred to Maidstone Planning Committee, and that the following conditions should be applied:

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