



MINUTES OF THE EXTRAORDINARY FULL COUNCIL MEETING HELD ON TUESDAY 19th APRIL 2016 AT 7.30 PM IN THE JOHN BANKS HALL, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN

- 192/16 **PRESENT:** Cllrs Boswell, Brown, Childs, Cowin, Mannington, Newton, Reed (Chair), Robertson, Tippen & Turner. The Assistant Clerk and 4 members of the public were also present.
- 193/16 **APOLOGIES FOR ABSENCE:** Cllr Adam and the Clerk gave their apologies.
- 194/16 **(a) DECLARATION OF INTEREST:** There were no declarations of interest.
(b) COUNCILLORS REGISTER OF INTEREST: Cllrs made no declarations of interest.
(c) GRANTING OF DISPENSATION: There were no requests for dispensation
- 195/16 **MINUTES OF THE PREVIOUS MEETING**
 Minutes of the Parish Council meeting held on 12th April 2016 will be deferred until the meeting on 10th May 2016.
- 196/16 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**
The Chairman will then adjourn the meeting for the following item. Cllr Tippen read MPC's previous comments.
PUBLIC FORUM
 Cllr Tippen read Marden Parish Council's previous comments for these applications. Questions asked by the members of the public are attached at Appendix A. Cllrs answered these questions.
The Chairman then reconvened the meeting.
- 197/16 **PLANNING APPLICATIONS WITHIN MARDEN PARISH**
 (a) **15/510438/REM – Land at the Parsonage, Goudhurst Road**
 Approval of Reserved Matters (appearance, landscaping and scale being sought) pursuant to 15/510440/OUT following permission 13/0693 – Outline application for a residential development of up to 144 dwellings (use class C3), including allotments, open spaces, infrastructure, landscaping, access and associated works.
 Cllrs wish to reiterate their concerns regarding lack of green space in centre of the site. Cllrs questioned that the green space in the centre of the site. Whilst the plans show an area of open space it is understood that half of this area will comprise a pond as part of the SUDS scheme. This will further reduce the area of available open space.
 Cllrs note the relocation of the three storey buildings. However Cllrs raise strong objection to the inclusion of any three storey buildings within the scheme. Three storey buildings are out of scale with character of the village and inappropriate in this setting. Cllrs are disappointed that Redrow have chosen such an uninspiring utilitarian design which has a negative impact on the landscape and in contrast to the sympathetic design that was adopted for their Highwood Green development at the MAP depot.
 Cllrs welcome the more comprehensive design for surface water drainage. However,

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they remain concerned that this does not appear to be part of the fundamental design concept. Cllrs and residents are aware of the surface water problems both at the site and to the north of the site and seek assurances that the proposed development will not exacerbate any existing surface water problems. The proposed SUDS must be integrated into the Marden Surface Water Action Plan. MPC have recently met with KCC (Max Tant) and the Environment Agency to discuss a specific scheme designed to alleviate surface water flooding at the Cockpit Area. The developer is, therefore, urged to talk directly with KCC and EA.

The Design & Access Statement 130693, submitted with the original outline application (Ref MA/13/0693) stated that '7 spaces have been allocated to residents of Goudhurst Road properties'. Therefore, Cllrs are disappointed to note that no such provision is made in the current application. Residents of Goudhurst Road will be hugely inconvenienced by the double yellow lines that are planned in the proposed Traffic Regulation Order. Whilst Marden Parish Council understands that this issue is not a material consideration, local residents and the Parish Council had been led to believe that the developer would be addressing this issue.

- (b) It is vital that pedestrian links are formed between the proposed development and the residential estate to the north. This is essential to provide community integration and pedestrian links to the village services beyond. Such a pedestrian link was shown on the previous layout and is shown on page 36 of the current Design and Access Statement. Cllrs object strongly to its removal. Cllrs are also aware that the original proposals included not only pedestrian access but emergency vehicle access also and this omission is a lost opportunity in terms of safety.

The Northern site boundary is particularly sensitive. The Boundary should be open and no close boarded fencing, walling or other solid boundary treatment will be acceptable.

15/510440/OUT – Land at the Parsonage, Goudhurst Road

Removal of condition 24 (details of allotments) and variation of condition 31 (amendment to previously approved plans and documents) attached to the planning permission 13/063 for outline planning permission for up to 144 residential dwellings with the proposed changes including revisions to open space within the proposed development with the removal of the allotments, changes to the size and type of affordable housing, and the relocation of 3 storey buildings within the development. The number of residential units does not change remaining as 144 dwellings.

Cllrs wish to reiterate their concerns regarding lack of green space in centre of the site. Cllrs questioned that the green space in the centre of the site. Whilst the plans show an area of open space it is understood that half of this area will comprise a pond as part of the SUDS scheme. This will further reduce the area of available open space.

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There being no further business the meeting closed at 8.45 pm

Signed:.....

Date: 10th May 2016

Chairman, Marden Parish Council

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APPENDIX A

Members of the Public Comments

1. Houses being built on an area of land that floods really badly.
2. Ditches further afield not being cleaned out and would flood worse in the future.
3. Queried idea of time frame before the developer starts. Cllr Turner explained the planning procedure.
4. Any plans to more roads or retail premises.

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