



**MINUTES OF THE EXTRAORDINARY FULL COUNCIL MEETING HELD ON  
TUESDAY 15<sup>TH</sup> MARCH 2016 IN THE JOHN BANKS HALL, GOUDHURST ROAD,  
MARDEN COMMENCING AT 7.30PM**

- 175/16 **PRESENT:** Cllrs Adam, Brown, Mannington, Reed, Tippen & Turner were present. The Assistant Clerk and ten members of the public were also present
- 176/16 **APOLOGIES FOR ABSENCE:** Cllrs Boswell, Childs, Cowin, Newton and Robertson together with the Clerk gave their apologies.
- 177/16 (a) **DECLARATION OF INTEREST** There were no declarations of interest  
(b) **COUNCILLORS REGISTER OF INTEREST** No Cllr wished to amend their register of interest  
(c) **GRANTING OF DISPENSATION** There was no request for dispensation.
- 178/16 **MINUTES OF THE PREVIOUS MEETING**  
The Minutes of the Parish Council meeting held on 8<sup>th</sup> March 2016 will be deferred until the meeting on 12<sup>th</sup> April 2016.
- 179/16 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING** Members of the public may wish to comment on item 180/16
- 180/16 **MAIDSTONE BOROUGH COUNCIL LOCAL PLAN REGULATION 19**  
Consultation Period ends 18<sup>th</sup> March 2016

Cllr Tippen reviewed observations and questions raised from the previous meeting as detailed in the minutes. Cllr Reed read the answers from the Borough Council

*20.00 hrs – another member of the public arrived*

Cllrs recommend the following:

1. Policy DM15 - to remove "within the defined boundaries" (because it is not necessary to say this) and replace with "In sustainable locations in and around .....".
2. Policy SP9.1 - should be amended as follows. "In addition to minor development and redevelopment of appropriate sites in accordance with Policy SP5, 503 new dwellings will be delivered on four sites (H1(44) to H1(47)) together with the MAP Depot Site (Planning Application MA/13/0115) (110 units as approved in 2012)."

3. Policy SP9.4i – After “railway station enhancements” insert “(in particular additional parking provision to accommodate increased demand arising from housing development in the wider station catchment area and step-free access to the ‘down-line’ platform)”. After “pedestrian” insert words “and cycle”, and “H1(48)” needs to be changed to read “H1(47)”.

4. Policy SP9.4 – insert new (iv) – “Improvements to surface water and foul sewer infrastructure to address the existing deficiencies and increased flows arising from the proposed permitted and allocated development sites in the rural service centre.”

5. SP9.5 – delete “local shops” and replace with “premises in Use Classes A1 to A5”.

6. SP9 Map – the village envelope needs to include:

- \* MAP Depot Site (MA/13/0115) excluding areas of open space.
- \* Dwellings to the north east corner of the MAP Depot Site namely Le Cerisier, Grassholm, Ringlestone and Crookstone
- \* the properties – south of Howland Road between Willows and Poachers Keep
- \* West of Southons Field – Little Southons and East Field.
- \* Claygate Site on east side of Pattenden Lane (Planning Application MA/06/0570/01).
- \* Boddington Site on west side of Pattenden Lane (Planning Application 14/504058/FULL)
- \* The eastern part of Station Car Park
- \* An additional local retail centre should be shown at Church Green to encompass the Butchers Shop, Convenience Store, Indian Restaurant, Fish & Chip/Kebab Shop, Hairdressers, Garage, Veterinary Surgery, Dental Surgery and Medical Centre.
- \* Economic Development Area should include the premises at the western extent of Wheelbarrow Estate already shown within the settlement boundary.
- \* The Open Space allocated under Policies H1(44) H1(45) and H1(47) should be identified.

7. DM26 – The Park & Ride Site (reference PKR1(1)) identified in the Regulation 18 Draft Plan should be reinstated to help address the severe traffic problems on the southern approaches to the Town Centre.

8. SP17 – The map showing the extent of the Low Weald LLV should be modified as shown in the attached document.

9. H1(48) – The housing figures stated in Policy SP9 of 447 have already been exceeded by 56 dwellings as a result of approved planning applications since 2011. A further additional 50 dwellings identified by H1(48) will take the total number of dwellings in Marden to 553 which is 106 dwellings above the approximated figure. Marden Parish Council’s previous comments on this additional site remain “MPC strongly object to this additional extension to an already large development site. Concern raised over the increased pressure on the primary school, medical centre and road infrastructure.”

Comments raised on draft Integrated Transport Strategy:

1. Major improvements required to Marden railway station include additional parking provision to accommodate increased demand arising from housing development in the wider station catchment area (Objectives 1D and 3, Action RMB14) and step-free access to the ‘down-line’ platform (Objective 5. Action RMB14).
2. The previously proposed Park & Ride Site at Linton Crossroads should be reinstated to help address the severe traffic problems on the southern approaches to the Town Centre (Objective 1B).
3. The emphasis on improved cycle routes to rural service centres and transport hubs such as Marden is welcomed (Objective 1A, Actions C1, C2, PT5, RMB3, RMB8 and RMB14).

- 4. Improved bus services serving Marden are required, especially to the town centre and both Maidstone and Pembury Hospitals (Objectives 1B and ", Actions PT8 and RMB14).
- 5. Further integration with the equipment strategy for Tunbridge Wells Borough Council is required (generally).

There being no further business the meeting closed at 21:25 pm

Signed .....  
Chairman, Marden Parish Council

Date: 12<sup>th</sup> April 2016

Agreed 12th April 2016

Marden Parish Council  
 Extraordinary Full Council Meeting  
 15<sup>th</sup> March 2016  
 Item 180/16

#### Comments from Members of the Public

Where the piece of land south of The Parsonage was. Cllr Adam pointed out where this was and Cllr Brown pointed out that this was allocated land.

Transport policy was queried and a member of the public had formulated some questions and possible answers.

Specific Policy FM25 for nursing and care homes was raised regarding the "defined boundaries issue".

Parsonage – Extra 50 Dwellings – States "Subject to detailed flood risk assessment and sustainable surface water drainage strategy that demonstrates that water surface run off from the site will not lead to increased risk of flooding off site. **COMMENT** On walking to Bridgehurst Wood yesterday we observed that as a result of many apple trees being removed from the proposed Cricket Ground site, the small pond near the entrance to the wood has grown considerably in size to a lake. Has the risk assessment been carried out for the Parsonage following removal of apple trees (which obviously drink up water) or is it going to have to be retrospective. The contours are higher at one end and, therefore, water will flow down towards Goudhurst Road, which was a problem last winter.

Transport Document – Our Mission – Putting People First

Station – Why no mention of extra parking or of indication to urge SER to do something.

Cycling – extra provision – good – soon please – the railings are now full of bikes

Park and Ride – deferred until 2017. Increased housing is going to lead to chaotic daytime Village street parking. Deferred report will result in no action until 2020?

Buses – Statement – Promote high quality bus services from RSCs and investigate rail stations. Please remember that Marden is served by two hospitals (Maidstone and Pembury) and has a high proportion of older people.

RMB3 – Creation of cycle route from Maidstone to Marden via Coxheath with signage on Quiet unclassified road and some street cycle lanes with segregated cycle track. (Within ten years?)

Quiet Lanes – support these and crawler cycle lanes for walkers, cyclists and horses. They will have to be maintained to a degree as potholes can cause accidents.