



MINUTES OF THE EXTRAORDINARY FULL COUNCIL MEETING HELD ON TUESDAY 17TH NOVEMBER 2015 IN THE JOHN BANKS HALL COMMENCING AT 7.30PM

Min No

- 106/15 PRESENT:** Cllrs Childs, Mannington, Newton, Reed, Robertson, Tippen (Chair), Turner and the Assistant Clerk were present. There were also 6 members of the public present.
- 107/15 APOLOGIES:** Cllrs Adam, Boswell & Brown gave their apologies along with the Clerk.
- 108/15 APPROVAL OF FULL COUNCIL MINUTES of 10th November** – these will be deferred until Full Council Meeting on 8th December 2015
- 109/15 DECLARATIONS OF INTEREST:** Cllr Reed declared a pecuniary interest in 15/508756/REM as a neighbouring resident to the site and took no part in the meeting. Cllr Turner, in his professional capacity at Tonbridge & Malling Borough Council, has dealt with Millwood Homes on occasion.
- 110/15 GRANTING OF DISPENSATION:** There were no requests for dispensation.
- 111/15 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** Members of the public in attendance wished to comment on 15/508756/REM
- 112/15 PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
(a) **15/508756/REM – Land off Plain Road, Marden**
Approval of reserved matters for the erection of 85 residential units, open space and allotments and access from Plain Road and Napoleon Road (Appearance, landscaping, layout and scale being sought) pursuant to outline permission MA/13/1585.

The Chairman adjourned the meeting to allow Members of the Public to speak. Their comments are at Appendix A of these minutes. After all members of the public had spoken the Chairman then reconvened the meeting.

Cllrs feel that the access distribution is a compromise.
Cllrs welcome the overprovision of parking overall. The provision of parking including visitor parking is not adequate in the affordable housing area bearing in mind this site is a rural location this is likely to generate more car ownership. Cllrs recommend that parking restrictions are put in place at the Roundel

Way/Albion Road Junction.

Cllrs welcome the provision of open space but recommend that it is safeguarded and be maintained through legal agreement and the Parish Council wishes to have the right to be consulted on the use, for the future. Cllrs would hope to see the provision of suitable play equipment in the public open space.

Cllrs state allotments are referred to in the Plan Description but are unable to find site or detail of proposed allotments. Should the MBC be minded to approve the allotment provision Marden Parish Council will not manage them, Cllrs are happy that the public footpath is accessible.

Cllrs support the connectivity of the site through various footpaths (KM281 & KM283) and roads but query the fact that the public footpath that runs north/south past plots 62 and 63, and 84 and 85 appears to cross a private drive and need assurance that the footpath will be retained.

Cllrs like the sympathetic use of materials and design. The vernacular is pleasing and in keeping with the local style.

Cllrs would like to see prior to approval, a full and robust surface water management plan incorporating SUDS and the maintenance thereof. Cllrs appreciate the balanced split within the site but wish to reiterate again that they are concerned about road safety in Roundel Way and Napoleon Drive and at the southern access from Plain Road and ask that a robust traffic management plan is put in place for access to both north and south accesses which is fully implemented prior to the development commencing.

Cllrs unanimously approved this application.

There being no further business the meeting closed at 8.50 pm

Signed:.....
Chairman, Marden Parish Council

Date: 8th December 2015

Parish Office, Goudhurst Road, Marden : 01622 832305 mardenpc@btconnect.com

Local electors and the press are entitled to listen to Parish Council Meetings but not to take part. An opportunity to speak will be given at the close of Council Business. The Parish Council acts as a planning consultee, who makes recommendations only. Maidstone Borough Council makes the final decision.



APPENDIX A**Comments from Members of the Public****15/508756/REM – Land off Plain Road, Marden**

Approval of reserved matters for the erection of 85 residential units, open space and allotments and access from Plain Road and Napoleon Road (Appearance, landscaping, layout and scale being sought) pursuant to outline permission MA/13/1585.

1. Traffic distribution for access/egress. Cllr Turner stated that 40 were being serviced by Plain Road and 45 were being serviced by Napoleon Drive. Cllr Turner feels that the access is a compromise.
2. Inadequate parking. Cllr Turner replied that the Developer has met the requirements laid down by Maidstone Borough Council's Parking Policy.
3. Placement of the allotments.
4. Affordable housing parking abuts the back gardens of other houses in Roundel Way.
5. A Member of the Neighbourhood Plan Group stated that the Group had spent a lot of time with the developers and queried whether any of their comments have been taken into account.
6. Would open spaces be built on at a later date.
7. Cllr Adam had provided the following comments, via email, in a personal capacity.

The following comments are made in a personal capacity and not in my role as a parish councillor since my being a near-neighbour to the application site would mean that I would have spoken at the meeting as a meeting of the public. I would also like to record that I have not lobbied any other parish councillors about this application.

Since this site already has outline planning permission for 85 dwellings, my main concern remains the major percentage increase in traffic using the northern access route via Napoleon Drive and Roundel Way. If not amended, this will result in over **five times** the current level of traffic at the road crossing point near Morello Path which is heavily used by families and unaccompanied children using Marden Playing Field, the children's play areas and en route to/from Marden Primary School and the memorial hall in Goudhurst Road.

Other existing road safety problems will also be exacerbated by this extra traffic, including at the following locations:

- a) the junction of Roundel Way with Albion Road (and exit from Stanleys of Marden);
- b) poor visibility and dangerous parking at the junction of Napoleon Drive with Roundel Way; and
- c) the sharply-curved alignment of Napoleon Drive, with a stretch of very restricted forward visibility on the corner near the Morello Path crossing point.

Although the application is much as expected in most respects, and whether one is happy with the previous decision to grant outline planning permission or not, it contains some elements of good design which are welcomed. However, what is most regrettable is the failure to address any of the road safety issues associated with the northern access route

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