



Minutes agreed and signed at the meeting on 14<sup>th</sup> May 2019

**MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 23<sup>rd</sup> APRIL 2019 HELD IN THE MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM**

**264/19 PRESENT**

Cllrs Adam (*arriving at 1950 hours*), Brown, Mannington (in the Chair), Newton, Tippen and Turner were in attendance. Cllrs Boswell and Jones. Emily Hadden and Chris Hawkins from DHA Planning, Martin Brown, John Maddams and Nicole Nash from McCarthy & Stone, Hayley Schlosser from Marden Pre School Play Group and 57 members of the public were also in attendance.

**265/19 APOLOGIES**

Cllrs Robertson and Stevens and the Clerk had given their apologies prior to the meeting.

*In the absence of the Clerk Cllr Brown took the minutes*

**266/19 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES**

The Minutes of the previous meeting held on 2<sup>nd</sup> April were agreed and signed as a true record.

**267/19 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**268/19 GRANTING OF DISPENSATION**

There were no requests for dispensation of any item on this agenda.

**269/19 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

There were 57 members of the public in attendance who wished to comment regarding the DHA Planning presentation.

The Chairman then adjourned the meeting

The Chairman introduced representatives from DHA Planning and McCarthy & Stone, retirement home developers, and Marden Pre School Play Group who presented a proposed retirement housing development and nursery on land adjacent to Marden Cricket & Hockey Club, Maidstone Road that might come forward.

It was noted that this planning proposal is unrelated to MBC's recent 'Call for Sites' and the meeting is for information only. No decisions will be made until such time that a planning application is made when it will be considered using existing Maidstone Borough Local Plan policies.

**DHA:**

The proposals are in accordance with the aspirations of the draft Marden Neighbourhood Plan, which supports both eldercare and nursery provision.

This is a stand-alone proposal solely with the developers McCarthy & Stone on a triangle of land adjacent to Marden Cricket & Hockey Club.

The proposals are still at a very early stage.

**McCarthy & Stone (MCS):**

A map of the site was presented and it was explained that a footpath link to the village next to the railway line is crucial for this development. The proposal is to build 35 bungalows and a nursery which will be styled in the Kentish vernacular and they see landscaping as very important.

MCS see an opportunity to build retirement bungalows for the over 55's in Marden because of the demographics of the area, with a high proportion of over 65's identified in a 5 mile radius and they would like to take advantage of the market.

MCS are known for retirement apartments they have recently started to develop sites with bungalows, which they feel is appropriate for Marden.

MCS have identified that the proximity to the village facilities makes this an ideal site

**Marden Pre School Play Group**

They currently use Marden Memorial Hall but have been looking for their own premises for some time. The existing pre-school is now to full capacity, with a waiting list and is only able to offer 24 hours over 38 weeks per year, parents are looking for extended hours.

Bespoke premises would enable them to offer 50 hours a week for 50 weeks per year. They have identified that 75 nursery places would give them capacity now and caters for existing development in Marden. They would intend to offer both funded and non funded places and operate both a nursery and pre school play group.

**Marden Parish Council Questions:**

The bridge over the railway in Maidstone Road is not wide enough for a double buggy or wheelchair and had they taken this into consideration? DHA explained their plans are at an embryonic stage and no technical work has yet taken place for vehicular and pedestrian access and will look at how site is accessed.

Have they been in discussion with Marden Cricket & Hockey Club and Network Rail over the feasibility of a footpath and pedestrian accessibility which is critical? DHA have met with a Network Rail representative and have spoken to Helen Grant MP who is supportive – ongoing discussions. DHA confirmed that pedestrian access is critical for this site.

The policy on the emerging MNP H2 states “elderly people want a vibrant street scene” and not necessarily all clustered together. MCS explained the plots would have small gardens and located close to the nursery in a cul-de-sac style. The bungalows would be for the over 55's and will include a Community Hub which would contain a guest suite, kitchen and communal lounge. There will be limited care but not extra care.

Policy E3 of the emerging Marden Neighbourhood Plan has been removed on advice from MBC but there is still reference to a need for nursery care.

There would be more car movements and there would need to be provision for car parking at the site which was acknowledged.

Timing of submission – not set in stone want to gauge appetite first.

How Affordable are the Bungalows? They will be in line with the market and probably have an element of rental. MBC's policy is clear there is a requirement of 20% affordable housing but there may need to be a commuted sum. This would be negotiated with MBC.

Site constraints already identified e.g. localised flooding, habitat, surface water etc. They have identified various solutions such as swales. There is a sewer on the proposed site and no TPO's or SSI's have been identified. It was felt noise from the railway line was not an issue.

Is there a guarantee that the nursery will definitely be included on the site? The planning application will be in joint names – DHA and MCS, and it is expected there will be a condition relating to the nursery.

Has noise pollution from the new Hockey & Cricket Club been taken into consideration? If they proceed with the proposal, they will undertake a noise survey and possibly erect acoustic fencing etc. as well as lighting.

Road visibility from the site as the verge along the existing properties on Maidstone Road has been ‘borrowed’. They gave an assurance that a Highways Definition Plan will be looked at. In respect of the proposed footpath adjacent to the railway line that should have been included in the conditions for the new Marden Cricket & Hockey Club – MPC felt MC&HC had let the

village down. A different plan had been referenced and MBC did not think it was enforceable.

**Members of the Public Questions:**

Reference was made to earlier meetings in respect or the current Call for Sites within the Maidstone Local Plan, and land that was being submitted on the edge of Marden, the diagram for which included the land under the current possible proposal. Is this proposal part of the overall master plan for the proposed 2,000 houses and why is this a separate proposal? DHA gave an assurance that any submissions made to MBC in the Call for Sites consultation will not include this land and advised that it is being made in conjunction with different company with different timescales. It will not be part of the Call for Sites – it is a completely different proposal and no interconnection.

Could this open a green light north of the railway line for the building of 2,000 houses? DHA did not feel it would open the floodgates as the triangle of land is enveloped by existing housing.

It is a fair distance to walk into the village for elderly residents.

What is the cost of the proposed bungalows? MCS had looked at general market pricing but not yet clear. At their development in Tenterden the cost of an apartment is £450,000.

There will be an increase of car journeys for the nursery as different pick up-drop off times for the full day care and the pre-school. DHA/MCS confirmed there will be adequate parking at the site and that the footpath from Maidstone Road would be adequately lit.

The representatives from DHA and McCarthy & Stone were thanked for their presentation.

The meeting was then reconvened for the following items:

**270/19 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**19/501651/FULL – Pond Cottage, Maidstone Road, Marden**

Demolition of existing outbuilding and erection of a two storey side extension and new access (resubmission of 18/500643/FULL)

Councillors raised no objection, in principle, and accept that it has been set back and site ridge height reduced. However, both its width and depth is too great and to be subservient to the existing dwelling. The proposed fenestration to the front elevation is incongruous.

Confirmation should be sought from KCC that 59m site lines are adequate for the road with a 50mph speed limit.

**271/19 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH**

No planning applications were brought to the attention of the Parish Council for outside the Parish.

**272/19 MBC DECISIONS & APPEALS**

**Decisions**

Decision updates received from MBC since last planning committee meeting:

18/504728/FULL – Monk Lakes Fisheries, Staplehurst Road, Marden – Refused

19/500443/FULL – Land to the South of The Gables, Marden Road, Staplehurst – Withdrawn

**Appeals**

No appeals.

**273/19 OTHER PLANNING ISSUES**

**Next MBC Planning meeting**

25<sup>th</sup> April 2019 – nothing on Agenda of interest.

**274/19 NEIGHBOURHOOD PLAN**

An email had been received from Sue Whiteside from MBC with various comments/ amendments in response to the emerging plan. Richard Wells has updated the front cover and Cllr Turner will update the map. Cllrs Tippen and Brown will go through the plan and

resubmit amendments to the Clerk. Cllr Adam will draft a FAQ relating to the MNP and circulate to Councillors for placing on the website.

#### **275/19 INVOICES FOR PAYMENT**

Invoices were presented to Cllrs for agreement.

##### **Electronic Payments**

KALC – Audit Workshop £54.00

Ecosan – Sanitary units – public conveniences ££95.50

SLCC – Clerks Training Day £96.00

Alison Hooker – APM Refreshments £108.40

Kate Tippen – Rose Feed Cemetery £135.66

Alison Hooker – Purchase of pool table for youth club £30.00

Kent Cty Playing Fields Assoc – Annual subscription £20.00

KALC – Social Media Workshop £72.00

Total: £611.56

Invoices agreed and Cllrs Mannington and Newton would authorise payments.

There being no further business the meeting closed 9.30pm

Date: 14<sup>th</sup> May 2019

Signed:

Planning Committee Chairman

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