



Minutes agreed and signed at the meeting on 19th March 2019

MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 5TH MARCH 2019 HELD IN THE JOHN BANKS HALL, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM

(This meeting was moved to the Main Hall due to the high number of members of the public in attendance)

226/19 PRESENT

Cllrs Adam, Mannington (Chair), Newton, Robertson, Stevens, Tippen and Turner. Cllr Boswell, the Clerk and 180 Members of the public were also in attendance.

227/19 APOLOGIES

Cllr Brown had given her apologies.

7.40pm Cllr Adam arrived at the meeting

228/19 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

Cllrs approved the minutes of the previous Planning Committee meeting held on 19th February 2019

229/19 DECLARATIONS OF INTEREST

There were no declarations of interest

230/19 GRANTING OF DISPENSATION

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

231/19 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

All members of the public in attendance wish to raise concerns under item 235/19 (Local Plan). The Chairman, with the agreement of Cllrs, proposed that this item be moved to be discussed next in the meeting.

235/19 OTHER PLANNING ISSUES

Maidstone Local Plan Review: Call for Sites – information can be found at Appendix A at the end of these minutes.

The Chairman thanked everyone for attending and all members of the public, except two, left the meeting at 20:18

The remainder of the agenda was then discussed:

232/19 PLANNING APPLICATIONS WITHIN MARDEN PARISH

19/500590/PNQCLA: Land adjacent to Howland Road, Marden

Prior Notification for proposed change of use of agricultural building to a residential dwelling. For the prior approval to: transport and highway impacts on the development; contamination risks on the site; flooding risks on the site; noise impacts of the development; whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed; design and external appearance impacts on the building

Cllrs raised concerns about surface water flooding on the site, as on the flood area shown on the appropriate website, there is a high risk of surface water flooding around the pond to the south west of site, and to the land to the east of Merrydown and May Place. This may be more extensive than that on the website.

19/500653/SUB: Marden County Primary School, Goudhurst Road, Marden

Submission of details pursuant to condition 3 (Landscape Plan; Landscape Management Plan; Rabbit fencing detail) for planning permission 18/505509/FULL.

Cllrs noted details.

233/19 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

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

Temporary change of use of land for 2 years for the stationing of a mobile home with residential use for security purposes.

Cllrs noted details

234/19 MBC DECISIONS & APPEALS

Decisions

Decision updates received from MBC since last planning committee meeting:

18/506121/SUB – 2 Cedar Cottages, Sheephurst Lane – Approved

18/506570/LBC – Cornwells, Sheephurst Lane – Refused

18/506601/OUT – Land South East of Bassetts Bungalow, Staplehurst Road – Refused

19/500005/FULL – The Old Yard, Pattenden Lane – Approved

19/500015/FULL – Mountain Farmhouse, Marden Road – Approved

For Information

19/500271/FULL – Oakhurst, Stilebridge Lane – Cllr Burton has called this in to MPC Planning Committee

Appeals

No appeal applications had been received since the last meeting

235/19 OTHER PLANNING ISSUES

Next MBC Planning meeting

14th March 2019. If 19/500271/FULL is on agenda the Clerk to send Cllrs response in a written submission.

Planning Conditions/Section 106

As raised in the item at the beginning of the meeting the Clerk would provide details of developer contributions onto MPC's website within the next week.

Maidstone Local Plan Review

Call for Sites consultation: Discussed at beginning of meeting.

CIL Workshop

Attended by Cllr Tippen and the Clerk on 20th February – notes previously circulated. The Clerk had put together a folder with all Government and MBC information for future use. The Clerk had also drafted a Parish Infrastructure Spend Plan (ISP) and it was agreed that this would be viewed alongside updating MPC's S106 document. Both documents would then be combined.

236/19 NEIGHBOURHOOD PLAN

Update

Workshop held on 26th February 2019: Final proof reading was being undertaken and once the amendments had been made the document would be sent to MBC for Regulation 16 submission.

237/19 INVOICES FOR PAYMENT

The following invoices were put before Cllrs for payment:

Wicksteed – installation of sports wall £10,711.20

Stanleys Garage – van fuel £65.75

Employees – Salaries/HMRC £6,767.35
Custom Marketing Resources – Newsletter publication £1,363.00
Southern Care Maintenance – Hall Fire Alarm (from hall grant) £7,885.85
Office Depot – Office and litter pick supplies £93.14
P&P Signs – CCTV Signage £86.40
RJP Cleaning – Public Conv. cleaning £625.00
Mr I Jones – Ashes plot preparation £55.00
Marden Memorial Hall – Hall hire/office rent £405.00
Total: £28,057.69

Other Planning

There were no confidential issues.

However, the Clerk proposed that a group of several Cllrs meet to discuss Assets of community Value and what is involved.

There being no further business the meeting closed 9.04pm

Date: 19th March 2019

Signed:

Planning Committee Chairman

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APPENDIX A

235/19(Local Plan) Maidstone Local Plan Review – Call for sites

Residents were in attendance in regard to a proposed site being submitted for the Call for Sites consultation for 2000 dwellings.

Residents had set up an objection group (Marden Planning Objection) and the spokesperson read a statement to the meeting.

“This statement was read by the Chair in response to Maidstone Borough Council's Call for Sites to Marden Parish Council and Residents of Marden.

Marden Planning Opposition represents a group of electors of Marden Parish.

Thank you to everyone for coming here tonight, we really appreciate your support.

The facts are that a lobbying meeting was held on the 25th February 2019 by Countryside (the developers), DHA (the planning consultants) and Firmins (the major landowner) which the Chair of Marden Parish Council Kate Tippen, our Maidstone Borough Councillors David Burton, Annabelle Blackmore and Steve McLoughlin, along with representatives from Maidstone Borough Councils planning department and KCC Highways attended.

This meeting was to present the proposal of the “Marden Garden Village” where Firmin want to build 2,000 houses on over 300 acres of prime agricultural greenfield land. This landholding and proposal will shortly be entered into the Maidstone Borough Councils “call for sites” and whilst it may seem like a long way off, building could commence as early as 2023.

Our group and residents are not against development, but Marden has already had some 470 houses built over the last 5 years. This proposed development of 2,000 more houses would represent a doubling of Marden as it is now, this is unprecedented.

*Our village is not a social experiment, we do not want the village doubled. 2,000 houses to be built and just “see what happens”. Marden is **NOT** the right location for this scale of development, it has serious highways, sewerage, drainage and flooding issues which this proposal will not be able to overcome.*

The building of 2,000 houses will represent 8 - 10,000 more car journeys A DAY on our country roads which, even if improved in Marden culminate in pinch points through Yalding Village and Goudhurst. Not all villagers work in London and while many do and will take the train we are still a car driving community and to add 8 - 10,000 more car journeys a day through Linton and Loose into Maidstone which is already has the 5th highest pollution levels in the COUNTRY outside of London would be a tragedy.

Marden is a village with a distinctive character. We all were either brought up here, or moved here at one time or another to enjoy the character, landscape and visual amenity of this historic village. The building of 2,000 houses will crush our village and we as a community DO NOT share the vision of the landowners, DO NOT support the proposal, and WILL NOT engage with or be involved in the creation of a “garden community” of this size in or around Marden village.

We make this statement as your electorate, the people that you ultimately represent and who vote for you. When the Parish Council are able to express an opinion on the submitted proposal we urge you to come to us for factual information, to take that information on board and to express an opinion that is in line with that of the residents of Marden.

Thank you”

Issues raised by residents included:

Recent MBC pamphlet “Borough Insight” which has been delivered to dwellings reported 1200 per year.

Primary School and Medical Centre are stretched to capacity already

Services – Marden has taken a lot of development following the NPPF with S106 agreements (developer contributions) – no evidence of the S106 contributions especially at the school and medical centre including cycle parking and station improvements. Public sector holding onto this money to alleviate the building of the 500+ buildings already. *MPC will publish a list of all S106 contributions on the MPC website received from developers for the 5 developments recently completed or under development within the next week.*

Traffic etc changing with new developments already – needs to be a major infrastructure investment made if any further developments are put forward. Major surface water issues: land due to be put forward is area of surface water drainage – where will surface water go? Improvements should have been made following the application for the old cricket and Hockey ground and Howland Road developments but nothing been done; a sewage plant will need to be built and current system will not cope.

Where is the Neighbourhood Plan at the moment? *Due for Regulation 16 consultation shortly. This is being undertaken by a group of volunteers and is community led – unfortunately only a very small number have continued with the completion of the plan. This document will come out for consultation/referendum as soon as possible after the planning inspector has considered the plan.*

Local hospitals won't be able to cope with a large number of new residents in the area.

All want to save our village and don't want to see large numbers of dwellings being built.

Has MPC got a statement – *until the Call for Sites has been published the Parish Council is unable to comment at the moment.*

Countryside has produced a press release today which has been circulated. *Will also be included in the Parish Council newsletter which is due to be delivered next week.*

Show of hands was given to invite landowners/planning consultants to a meeting. *Cllr Tippen had asked DHA to attend a public meeting but to date no information had been received.*

Members of Public can register with MBC to receive all planning applications and information.

Proposed site is prime agricultural land.

It is understood that a gas main goes through the proposed land.

There may be other areas of land being put forward from other landowners and this won't be known until the SHAA has been published.

MBC has passed the housing supply but the Government has increased the targets and therefore the 5-year housing supply will need to be increased.

Why type of housing will be planned? *Unknown at the moment*

Why is it being called a Garden Village when it won't be a garden?

Improvements need to be made to the rail link and Marden station

Important that enough infrastructure is included in planning applications but objections need to be practical planning reasons regarding impact on countryside etc. Infrastructure can sometimes be conditioned to improve.

Could MPC employ a planning consultant?

MPC proposed to contact the planning consultants for information