



**MINUTES THE EXTRAORDINARY FULL COUNCIL MEETING WHICH WILL BE HELD ON
TUESDAY 7th NOVEMBER 2017 AT 7.30 PM IN THE JOHN BANKS HALL, MARDEN MEMORIAL
HALL, GOUDHURST ROAD, MARDEN**

- 076/17 **PRESENT:** Cllrs Boswell, Harvey, Mannington, Newton, Robertson, Tippen were present. The Assistant Clerk and 9 members of the public were also in attendance.
- 077/17 **APOLOGIES FOR ABSENCE:** Cllrs Adam, Brown, Turner and the Parish Clerk gave their apologies.
- 078/17 (a) **DECLARATION OF INTEREST** Some Cllrs had met informally with the Developers in January 2017
(b) **COUNCILLORS REGISTER OF INTEREST** There were no amendments to the Registers of Interest.
(c) **GRANTING OF DISPENSATION** There were no requests for dispensation.
- 079/17 **MINUTES OF THE PREVIOUS MEETING**
The minutes of the previous Full Council meeting on 10th October were deferred until the next Full Council meeting on 14th November 2017.
- 080/17 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**
All members of the public were in attendance for item 081/17(a).

The Chairman closed the meeting at 7.35pm to allow the members of the public to speak. Details of comments are at Appendix A to these minutes.

Following receipt of all members of the public's comments the Chairman reconvened the meeting at 8.05pm.

081/17 PLANNING APPLICATIONS WITHIN MARDEN PARISH

- (a) **17/504754/FULL – Marden Cricket & Hockey Club, Stanley Road, Marden, Kent. Erection of 124 dwellings with parking, vehicular and pedestrian access and associated hard and soft landscaping.**
Cllrs welcome the revised design and layout of the scheme. Cllrs remain concerned that whilst there is a distinct improvement in the design of the apartment blocks Cllrs are still of the opinion that they do not like 2.5 and 3 storey blocks by virtue of their proposed scale, height and massing which will present an overly dominant and incongruous feature on the rural fringe of the village.
Cllrs are also concerned that there is only one road access onto the site which they believe will bring congestion problems on an already narrow road.
Cllrs also wish to point out that there does not appear to be a designated emergency access, apart from the Albion Road access.
Cllrs have concerns that residents of the new development who border Stanley Road may park their cars on the southern curb of Stanley Road which is already a very narrow road. Cllrs

would like to see double yellow lines along the south side of Stanley Road to prevent this.

As with all the planning applications in Marden, foul and surface water drainage are a major concern and Cllrs would draw attention to the drainage issues already existing in Howland Road.

Cllrs remain concerned about the impact of so much development occurring at the same time on the community, as you know the Millwood development in Plain Road is already underway. Residents are very concerned about the overall impact of heavy goods vehicles and the increased numbers of workers cars using Albion Road and the High Street, which is already under extreme pressure and is, of course, a bus route. Therefore, Cllrs wish to see an improved traffic plan and the developers must be required to liaise with the other developers currently developing sites at this end of the village.

Cllrs would expect to see at least the same Section 106 conditions as previously agreed.

MPC would want to see the following conditions:

- 1) Scheme for rainwater harvesting and traffic management
- 2) Management company set up for managing SuDs and Open Spaces
- 3) Sewerage holding tanks to be incorporated into the development
- 4) Boundary retention plan
- 5) Dwellings to be built to Level 4
- 6) Developer contribution to foul water sewer improvements necessary to bring the existing pumping station and pipework system up to a standard which can accommodate the extra demand placed upon it by the new development
- 7) Developer contribution to highway improvements associated with extra traffic generated by the new development
- 8) Developer contribution for Marden Primary School and local secondary education to accommodate the expected increase in the school-age population of the village resulting from the new development
- 9) Developer contribution for Marden Medical Centre to accommodate the expected number of additional village residents following the new development
- 10) For aspects not specifically addressed above, MBC/developers to also view the S1206 document produced by Marden Parish Council
- 11) MPC would want involvement in the affordable housing scheme and to incorporate housing to be kept in perpetuity for local needs
- 12) Would wish to see provision of low level dwellings for the ageing population.

There being no further business the meeting closed at 8.50pm

Signed:

Date: 14th November 2017

Marden Parish Council Planning Committee Meeting 7th November 2017

Comments raised by members of the public on:

17/504754/FULL – Marden Cricket & Hockey Club, Stanley Road, Marden, Kent.

Erection of 124 dwellings with parking, vehicular and pedestrian access and associated hard and soft landscaping (*resubmission of planning application*).

A resident has sent the following to the Planning Committee and it was read out at the meeting.

This planning application should not only be about bricks, houses and cars.

It should be about people

Some of the earlier comments have been listened to and adapted. A consistent roadway through the estate is better than one which cut play areas in half as before. This has resulted in fewer play areas but into cul de sacs with gardens for neighbours to play together. Some of the houses have been turned sideways so that they have not got their backs to the village of Marden. Thank you. Three storey apartments have been kept to a minimum as suggested by the Parish Council and terraced houses have been included for single and elder people.

Garages and parking lots are well included (after all, many garages are household storage not cars) so tandem parking has been included also.

It is about movement of people

The position of this site does need some input from HIGHWAYS. This is one of three sites close together and one of five sites so far being constructed in Marden. A new entrance is shown presumably wide enough to cope with construction lorries now and for delivery vans, cars etc. passing down the main parking free central road. Will this volume of housing cause queues at peak times trying to get out into Albion/Thorn Roads? Will there be an Emergency Services entrance somewhere in Stanley Road? The road way on the North East could be used also as a route for those needing to go to Staplehurst and the 229 via South Road.

Stanley Road is narrow with a small entrance. It is suggested there will be pavement one side only – with a crossing from the estate to the existing pavement? Residents parking spaces will need to be available – commuters already park in this road. Will there be more

Queuing to get out of here also?

A pedestrian route is shown from the estate into Stanley Road but then how does one get to the school or the station. Buses, cars and lorries in Thorn/Albion Road the Stanley Estate, lorries, more cars coming up Howland Road from the next estate under construction and the farm shop standing in the middle of the road. OR Walk down Roundel Way, meet the traffic coming out from Stanley Estate via Napoleon Way and out or cycle through the Cockpits Estate to the school or station.

Highways need to be brought in at this early stage to advise on the movement of people – plan in advance I cannot believe the statement that “The proposals will have no significant negative impact in terms of congestion and road safety and highways impact.”

I support the WEST KENT CLINICAL COMMISSIONING GROUP insisting on S106 contributions to upgrade existing medical care and primary care facilities in the light of this site providing further population numbers to those already being added to new sites already under construction.

Sport England

In the Maidstone Draft Local Plan this site was listed in the Appendix with the proviso that

Marden Parish Council Planning Committee Meeting 7th November 2017

Comments raised by members of the public on:

17/504754/FULL – Marden Cricket & Hockey Club, Stanley Road, Marden, Kent.

Erection of 124 dwellings with parking, vehicular and pedestrian access and associated hard and soft landscaping (*resubmission of planning application*).

The replacement sports facilities will be provided as agreed by the Borough Council before development of this housing site commences..

In this application Sport England's statement is Prior to the occupation of the first residential dwelling, the replacement sports ground at land offr Maidstone Road under 13/0358 shall be built and made fully operational and available for use. " Please note that if the Authority decides not to attach these conditions, the application will be referred to the National Casework Unit.

The addition of the statement above could lead to one house going up on its own soon? Or is this the OK to start doing all the preliminaries before building – earth movements etc.

Have they changed the wicket?

Comments raised by other residents in attendance at the meeting.

Main concern is the enormous traffic, i.e. huge cranes, coming up Albion Road. Too many building lorries coming through the village at one time.

Is there any way of staging the developments as the traffic is so dangerous already with the huge lorries. The roads are so filthy. The workers are all speeding on the road.

While building is going on can there be yellow lines and increase the street lighting for safety

When MCHC leave the current site and move to new site there is concern that the hard-standing is left unsecured as this is a recipe for disaster.

New plan is a great improvement and fully supported by a MOP

Request double yellow lines on south kerb of Albion Road

Single entrance/exit when development is finished will be horrendous

Concern over emergency vehicle access

Concerns over drainage with surface water at east end of estate and where it is intended to pump it to.

yellow lines down the south-side kerb of Stanley Road

Concern that there will be damage to front of house by pile-driving on site at Bishop House and impact on roadway

Office Opening Times:

Mondays, Tuesdays & Fridays 10am - 12 noon

Email: clerk@mardenkent-pc.gov.uk

Website: www.mardenkent-pc.gov.uk

Approved 14th November 2017

Office Opening Times:
Mondays, Tuesdays & Fridays 10am - 12 noon
Email: clerk@mardenkent-pc.gov.uk
Website: www.mardenkent-pc.gov.uk

