



MINUTES OF THE EXTRAORDINARY FULL COUNCIL MEETING HELD ON TUESDAY 2ND FEBRUARY 2016 IN THE JOHN BANKS HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

Min No

- 141/16 **PRESENT:** Cllrs Boswell, Mannington, Newton, Reed (Chair), Robertson, Tippen and Turner. The Assistant Clerk and 4 members of the public were in attendance.
- 142/16 **APOLOGIES:** Cllrs Brown and Childs
- 143/16 (a) **DECLARATION OF INTEREST** There were no declarations of interest
 (b) **COUNCILLORS REGISTER OF INTEREST** There were no registrations of interest
 (c) **GRANTING OF DISPENSATION** There were no requests for granting of dispensation
- 144/16 **MINUTES OF PREVIOUS MEETING**
 Minutes of the Parish Council meeting held on 19th January 2016 will be deferred until the meeting on 9th February 2016
- 145/16 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** A Member of the Public may wish to speak on items 146/15 (a) and (b)
- 146/15 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
 (a) **15/510438/REM/4 – Land at the Parsonage, Goudhurst Road**
 Approval of Reserved Matters (appearance, landscaping and scale being sought) pursuant to 15/510440/OUT following permission 13/0693 – Outline application for a residential development of up to 144 dwellings (use class C3), including allotments, open spaces, infrastructure, landscaping, access and associated works.
- (b) **15/510440/OUT/REA4 – Land at the Parsonage, Goudhurst Road**
 Removal of condition 24 (details of allotments) and variation of condition 31 (amendment to previously approved plans and documents) attached to the planning permission 13/0693 for outline planning permission for up to 144 residential dwellings with the proposed changes including revisions to open space within the proposed development with the removal of the allotments, changes to the size and type of affordable housing, and the relocation of 3 storey buildings within the development. The number of residential units does not change remaining as 144 dwellings.

Cllrs agreed to discuss 15/510438/REM and 15/510440/OUT/REA4 together.

The Chairman closed the meeting for the Member of Public to speak: one comment was raised stating that he was not pleased with sewage being discharged into the system via a pipe and felt there should be a holding tank on site, incorporating a sewage

management system.

The Chairman reconvened the meeting and Councillors commented as follows:

Cllrs have no comment to make on the removal of the allotments.

Cllrs were very disappointed that a representative for the applicants was not present to clarify various aspects of the application.

Cllrs feel that the site layout is too dense, especially in the central section. They appreciate the green space to the east of the site but wish to see more green space to the centre of the site.

Cllrs are especially disappointed with the unsuitable design and location of the three storey buildings. MPC has always maintained that three storey buildings are out of keeping with their rural landscape. These are also located extremely close to the rear of existing properties on Goudhurst Road. A buffer is needed between the new development and existing properties and Cllrs feel that it is inappropriate that existing dwellings should be overlooked by three storey properties. MPC wishes to reiterate comments made in respect of application MA/13/0693 – MPC would want involvement in the affordable housing scheme and that housing should be kept in perpetuity for local needs.

Cllrs remain extremely concerned about foul water and surface water drainage that appears to have been omitted from the plans and would strongly urge a more comprehensive appraisal of foul and surface water drainage. Plan No. A685 010 Rev K shows no consideration to surface water management i.e. in the form of SUDS. Cllrs wish to see evidence of the location of SUDS and would expect the design to be part of the overall scheme layout and not as an afterthought.

The reproduction of Drawing No. RSA Stage 1 TMS 11005 is so poor we are unable to comment. Please supply a legible copy to enable us to comment.

The Design and Access Statement 130693, submitted with the original outline application (Ref MA/13/0693) stated that '7 spaces have been allocated to residents of Goudhurst Road properties' Cllrs are disappointed that no such provision is made in this application. Residents of Goudhurst Road will be hugely inconvenienced by the double yellow lines that are planned in the proposed Traffic Regulation Order. MPC believe that the developer should be making parking arrangements for the residents of Goudhurst Road who currently have no parking restrictions outside their properties.

(c) **15/500043/FULL – The Map Depot Site, Goudhurst Road**

Part Retrospective – Erection of brick piers and a feature wall either side of entrance to Highwood Green Development.

Cllrs welcomed the removal of the previous gateway feature however Cllrs feel that the revised plan is too intrusive in a rural setting due to their excessive height and would like to see the scale and size reduced to an acceptable level for the location.

There being no further business the meeting closed at 9.00 pm

Signed
Chairman, Marden Parish Council

Date: