



MINUTES OF THE EXTRA ORDINARY FULL COUNCIL MEETING HELD ON TUESDAY 24TH SEPTEMBER 2024 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, MARDEN COMMENCING AT 7.30PM

052/24 PRESENT

Cllrs Adam (arrived late), Besant, Boswell, Gibson, Newton, Rabot, Summersgill and Tippen (in the chair) were present. The Clerk, County Cllr Parfitt, Borough Cllr Russell and 28 members of the public were also in attendance.

053/24 APOLOGIES FOR ABSENCE

Cllrs received apologies from Cllrs Dobinson and Turner. Borough Cllr Couch also gave her apologies.

Cllr Adam had provided his apologies in advance informing the meeting that he would be arriving late and would miss the start of the meeting (*Cllr Adam arrived at 19.55*)

054/24 COUNCILLOR INFORMATION

Declaration of Pecuniary and Non-Pecuniary Interests

Cllr Summersgill declared a non-pecuniary interest in the primary school application due to being the Vice-Chairman of MBC Planning Committee he would therefore not take part in the discussion but would stay in the meeting as a member of the public.

Changes to Register of Interest

There were no changes to Cllrs Register of Interests.

Granting of Dispensation

There were no requests for dispensation.

055/24 MINUTES OF THE PREVIOUS MEETING

The agreement of the Minutes of the Full Council meeting held on 10th September would be deferred until the October Full Council meeting.

056/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public were in attendance for both applications.

The Chairman proposed, and Cllrs agreed, to move 058/24 to the next item as the majority of residents were in attendance for that application.

The Chairman explained the situation in regard to the process of the Copper Lane/Albion Road appeal application and that this evening's meeting was only to discuss the item relating to the submission of information regarding the proposed footway access.

19.35: The meeting was adjourned for the following item:

PUBLIC FORUM

Members of the public were given the opportunity to address the meeting on the appeal application for Land North of Copper Lane/ East of Albion Road before Cllrs discuss the application.

19:55: Cllr Adam arrived at the meeting.

19:56: One member of the public arrived at the meeting

Comments from residents can be viewed at Appendix A.

19:58: *The meeting was reconvened for Cllrs discuss item 058/24 onwards.*

058/24 APPEAL

3/504068/OUT PINS reference: APP/U2235/W/24/3346817 – Land East of Albion Road and North of Copper Lane, Marden

Outline application with some matters reserved (access only sought) for the removal of 2 former agricultural sheds and erection of up to 117no. dwellings and associated infrastructure including partial footways on Albion Road.

The Chairman then opened the meeting for Cllrs to comment:

One of the issues raised by MPC in the original application response was the lack of pedestrian access to the village, the inappropriate suggested route via the PROW and that a footway was needed to be provided on Albion Road – although this proposal had notionally addressed our request, it has done so in a way that raises very significant new concerns.

The challenges this plan presents include the reducing of the road with backlog of vehicles; Plain Road/Thorn Road junction not being included on any of the plans; The data from 2022 was included when just post-covid and home working was more popular; road is used as a cut through with vehicles from and to Staplehurst; Footway on east side narrows to 1m which is not wide enough for wheelchairs/pushchairs (minimum 2m of current design guidance – 2.5m desirable).

20.00: *2 members of the public left the meeting*

PROW KM281 measures 1.2m with vegetation cut back – completely unsuitable especially with vegetation growing across the footpath.

There is no safe crossing area for pedestrians.

More traffic on road and more capacity on road with new development.

Very little scope either side with refuse vehicles, tankers into petrol station, farm vehicles (especially large combine harvesters) and it is on the bus route.

No swept path analysis undertaken on other driveways.

Some aspects not picked up on safety audit.

No mention of parking restrictions. It was noted that MPC were currently in discussion with Kent Highways regarding DYL around the access to Seymour Drive/Stanley Road.

Question of any parked vehicles near the proposed narrowing would only exacerbate the problems of backing up vehicles. Noted there was no Keep Clear signage at access.

Application does not consider the junction with Stanley Road with single file traffic as cars parked outside the cottages.

Following the discussion Cllrs agreed that MPC refuse this proposal and a response, along with a detailed technical response, would be submitted to the Planning Inspectorate before the end of the consultation period.

20.10: *The Chairman adjourned the meeting whilst those residents who did not wish to stay could leave the meeting.*

20.14: *17 Members of the public left the meeting*

20.16: *Meeting was reconvened.*

057/24 PLANNING APPLICATION

24/503556/PSINF – Marden County Primary School, Goudhurst Road, Marden

Construction of a new single storey school building (four classrooms, dining hall, kitchen and staff room), hard surfacing play areas, provision of 11 additional car parking spaces and the stationing of two storey temporary classrooms.

20.17: *The meeting was adjourned for the following item*

PUBLIC FORUM

Members of the public were given the opportunity to address the meeting on the Primary School application before Cllrs discuss the application.

Comments from residents can be viewed at Appendix B.

20.31: *The meeting was reconvened for Cllrs discuss item 057/24 onwards.*

The Chairman then opened the meeting for Cllrs to comment:

The Chairman reported to the meeting that three or four meetings had been held with Kent Highways on the issues with the road with suggestions of (1) SYL half hour restriction to end of village to prevent all day commuter parking (Kent Highways would not consider this); (2) That two or three areas of restricted parking opposite the school where HGVs/larger vehicles can pass safely. Waiting to receive a plan from Kent Highways of suitable proposals.

Cllr Besant had no objection to the principle of the expansion to the school and the loss of trees is regrettable. Questioned why the building was so close to southern boundary and not moved further north of the site. Proposed mitigation would be difficult to argue but would ask the school to look at replanting of trees and hedgerows as conditions. Unfortunately, in regard to the noise aspect unsure how this could be mitigated. Cllr Besant asked that MPC request a condition be put in for a full, detailed, travel plan to be submitted which could set out how to overcome some of the parking concerns and consider marshalls at pick up and drop off times.

Cllr Adam agreed that it was unfortunate for the removal of the tree as MPC, as a general principle, objects to loss of trees. Although raised a concern that as the proposed building was so close to the southern boundary it would stop any future planting being established. Moving the building north may not save the tree but will assist mitigation planting being able to survive and could reduce noise impacts on the adjoining property.

Existing parking problem will be made worse and there was nothing in the application that addressed and agreed that the travel plan needs to be expanded on. He had no objection to the expansion but consideration should be given to move school north away from southern boundary. Cllr Adam's main concern was the traffic/parking at drop off/pick up and nothing in travel plan remotely deals with this. It is for the applicant to demonstrate in the travel plan that these issues should be addressed.

Cllr Rabot was concerned that, after reading Sports England's response, that there would be objections from them in regard to a suggested move of the propose building northwards. Cllr Boswell had looked at the landscaping and biodiversity net gain but had no issues regarding these.

Cllr Tippen reported that MPC had dropped kerbs in it's Highways Improvement Plan which Kent Highways had previously marked out at the school's vehicle entrance but had not installed. Cllrs were asked to consider adding this as a condition. She also highlighted that in the Travel Plan paragraph 2.1.5 and Transport Statement paragraph 3.3.1 both state that the Memorial Hall has parking spaces and a verbal agreement is in place with the Parish Council for parents to park. She wished it minuted that MPC has no jurisdiction over the Memorial Hall car park and therefore has not given permission for any parking and therefore the statement within the two documents is incorrect.

Following this all Cllrs, with the exception of Cllr Summersgill who did not participate in the discussion, having had the opportunity to comment, the following was agreed: Cllrs approve, in principle. However, in terms of the Travel Plan Cllrs felt the current one is inadequate and that a new comprehensive Travel Plan is required by Condition, produced in consultation with Marden Parish Council and neighbours of the school entrance. Cllrs recommended that the amended Travel Plan should include active management of traffic and drop off/collection

arrangements; inclusion of a school crossing patrol and/or a school funded enforcement officer outside the school at drop off/collection times. Cllrs also requested a further condition of dropped kerbs at the vehicle entrance to be considered.

It was to be noted that MPC had strong reservations about the proximity of the proposed building to the southern boundary especially in regard to the removal of the Sweet Chestnut (T33). If amended plans were to come forward MPC would welcome the applicant considering moving the building slightly north to allow more planting on the southern boundary.

There being no further business the meeting was closed at 21.01pm

Cllr Kate Tippen, Chairman

Date: 8th October 2024

Marden Parish Council, Parish Office, Goudhurst Road, Marden

01622 832305 / 07376 287981

clerk@mardenkent-pc.gov.uk / www.mardenkent-pc.gov.uk

APPENDIX A

058/24 APPEAL**3/504068/OUT PINS reference: APP/U2235/W/24/3346817 – Land East of Albion Road and North of Copper Lane, Marden**

Outline application with some matters reserved (access only sought) for the removal of 2 former agricultural sheds and erection of up to 117no. dwellings and associated infrastructure including partial footways on Albion Road.

Members of the Public for Land East of Albion Road/North of Copper Lane comments:

Resident 1: confirmed that meeting was to look at the proposal and not to provide suggestions of what could be done.

Resident 2: Asked what MPC comments were previously to the appeal. *Chairman provided the response on the footway access. Information was on the MPC website and Planning Portal for residents to read if required.*

Resident 3: frequent pedestrian of the route – plans do not show the Plain Road/Thorn Road junction. Proposed footway would not assist pedestrians from Plain Road.

Resident 4: do not feel it would provide safety and envisage vehicles backing up due to the narrowing of the road. Data was relying on traffic movement of 2022 which was just post covid and home working was still more favourable. Not well consulted.

Resident 5: Road 5.2m at eastern end is reduced to 2.75m. Road has been reduced to accommodate the footway.

Resident 6: single file road would cause backup both into and out of the village.

Resident 7: concern over the process and why residents had not been consulted on the appeal.

Borough Cllr Russell gave a brief background of the original application and that it was called in to be heard before the MBC Planning Committee which was subsequently refused hence the appeal. Gave the details the appeal process.

Resident 8: Wished it confirmed that KCC understood that is this solution is permitted would cause further problems on the roads and in the future.

Resident 9: If agreed as outline – would residents get a further opportunity to comment on reserved matters – *yes*.

Resident 10: concern that vehicles do not keep to speed limit on Albion Road

Resident 11: Cars already parked outside Village Club, Stanleys Garage etc causing a current backlog.

Resident 12: Safety concern on the footway which encroaches onto the road.

APPENDIX B

057/24 PLANNING APPLICATION**24/503556/PSINF – Marden County Primary School, Goudhurst Road, Marden**

Construction of a new single storey school building (four classrooms, dining hall, kitchen and staff room), hard surfacing play areas, provision of 11 additional car parking spaces and the stationing of two storey temporary classrooms.

Members of the Public for Marden Primary School comments:

Resident: Statement read out – main issue was traffic.

No capacity on local roads to accommodate additional parking. Becomes a standstill at school drop off and pick up especially with HGVs, buses and emergency vehicles trying to get through.

Lived on southern boundary for many years and noise levels from the school have increased and will further increase with more children.

Concerned that mention has been made of trees being removed which would remove the noise barrier between the school and property. Appreciate that some small trees and hedges will need to be removed but do not agree with the removal of the sweet chestnut tree which provides shade for children and is a substantial habitat for wildlife.

Resident: Possible suggestions for traffic issues: restrictive parking / SYL for restrictions at certain times of day / need policing / stagger the intake and going home times / in and out drop off system

Resident: What is planning with the Children's Centre? *Unknown of the future use and not part of this application.*

Resident: Anti-social parking and verbal abuse of parents to residents when parked across drives.

Resident: Have residents of Bramley Court been contacted? Noise can be very intrusive for the elderly residents. *Unsure who MBC have notified by comments from one resident of Bramley Court is on the planning portal.*