

Marden Parish Council

Neighbourhood Development Plan Steering Group Meeting on
Wednesday 12 August 2015 at 19.30 in the Community Centre

Notes of the Meeting

Present: David Bennett (Chairman), Robin Brook, Sandra Gladwyn, Arthur Fraser, John Roberts, Michael Parkes and Bill Wright.

In attendance: Alison Sutton, Parish Clerk; 1 member of public.

1. **Apologies** – Jon Stannard.
2. **Consider results and comments from Consultation Event in July** –
The results and comments were considered. Alison gave more statistics about households attending this and previous event and will add these into the report.
3. **Agree final report, Settlement Boundaries and allocations to put into Draft Plan** –
Noted that Settlement Boundaries (SB) had been proposed to minimise overexpansion and protect rural hamlets.
Going through the report the following points were noted:
Q1 – most of the ‘no’ comments related to the addition of the hamlets into the policies which is not something that can be changed
Q2 – agreed to change the SB for Litmarsh to run on right side of road at lower edge so consistent with other SB. Agreed not to extend SB as not suitable and would lead to overdevelopment
Q3 – agreed not to allocate proposed site, as only one house, landowners could apply for planning permission as site is adjacent to SB
Q4 – agreed to exclude agricultural barn from SB for The Vault so consistent with other SB. Agreed not to extend SB as not suitable and would lead to overdevelopment
Q5 – after a great deal of consideration, it was agreed to keep the SB as proposed. Agreed not to extend SB north to Fromington and Hawkersland or south to Franklands Corner as these are seen as separate hamlets by the Steering Group (SG)
Q6 – allocation reviewed and issues of narrow road and poor unsafe access noted in Community Consultation. SG reflected on totality of Community Consultation and acknowledge that without this allocation, windfall and infill development can and probably will take place and is better suited to the rural nature of Burmarsh
Q7 – have to follow rules about Marden village and only the 3 designated hamlets. Windfall development can happen using redundant buildings in other hamlets
Q8 – agreed to allocate 2 sites in Marden village as before but take out numbers, acknowledging allocated sites will exceed the minimum development target for the parish
Q9 – overall response to Consultation was positive. Comments in this question already considered by SG over many months and many of comments were discussed with those attending the event.

Draft reviewed and amendments/additions agreed – Alison to draft additional sections in 8 about capacity at the Academy, roads and access and the results of Consultation and rationale for final recommendations of SB and allocations.
4. **Agree Planning Gain appendix for Draft Plan** –
Alison to draft new appendix on planning gain after checking display from January consultation, using following points and priorities:
 1. New community centre with appropriate parking and space to display village clock
 2. Village green
 3. Enhanced children’s play area
 4. Tennis courts refurbishment
 5. Pavement/footway to link main village with church
 6. Improvement to football pitches and changing facilities.
5. **Next steps** –
Alison to send complete draft and amended report of consultation for checking and commenting by return. Need to get Draft to other PC members by Saturday lunchtime.

6. Open forum –

No points raised. Previous question asking for copy of comments and report. Explained that once report amended and agreed and in Draft for PC, then comments, results and report from Consultation will be put on website for public access. As will the Reg 14 Draft once agreed by the PC.

7. Date of next meeting – Extra PC meeting on 17 August to agree NDP for New Regulation 14. Meeting to be arranged depending on response from PC.

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