



**MINUTES OF THE EXTRA ORDINARY FULL COUNCIL MEETING
HELD ON TUESDAY 4TH FEBRUARY 2025 IN THE JOHN BANKS
HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM**

111/25 PRESENT

Cllrs Adam (notified Clerk that he would be late), Boswell, Gibson, Newton, Rabot, Summersgill, Tippen (in the chair) and Turner. The Clerk, Borough Cllr Russell and 5 members of the public were also in attendance.

112/25 APOLOGIES FOR ABSENCE

Cllr Goda had given his apologies.

113/25 COUNCILLOR INFORMATION

Declaration of Pecuniary and Non-Pecuniary Interests

There were no declarations of interest.

Changes to Register of Interest

Cllr Summersgill, as a Borough Cllr Member of MBC Planning Committee, would not take part in any voting on the application.

Granting of Dispensation

There were no requests for dispensation.

114/25 MINUTES OF THE PREVIOUS MEETING

The agreement of the minutes of the meeting held on 7th January and the Extraordinary Full Council meeting held on 28th January would be deferred until 11th February meeting.

115/25 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

All members of the public were in attendance for application 24/505235/FULL.

116/25 PLANNING APPLICATION

24/505235/FULL – Land West of Pattenden Lane, Marden

Construction, operation, maintenance and decommissioning of a ground-mounted solar farm with a maximum grid export capacity of up to 19MW, complete with landscaping, associated infrastructure and temporary construction access.

The Chairman opened this item to the members of the public in attendance (comments at Appendix A).

7.35pm Cllr Turner arrived at the meeting

7.43pm Cllr Adam arrived at the meeting

Following residents comments the Chairman invited Cllrs to discuss the application.

Details raised from the Pre-App discussion at a previous meeting seems to have been resolved in regard to the impact on the Public Right of Way. Cllrs also raised at the Pre-App meeting that they would seek to retain the informal walking routes that exist on that land and that the applicant is encouraged to

maintain existing walking routes around the periphery of the site and ideally formalise these with no detriment to the development.

It was indicated, and no evidence shown in the application, that there would be any impact on hedgerows and watercourses.

Cllrs stated that no lorries should be directed through the village but use B2079/Underlyn Lane/Pattenden Lane as no access under the railway bridge and to ensure specific signage is installed prior to any work commencing.

There was also a concern raised that some vehicles may try to access site via Gravel Pit Lane – this was not a public road and there was not access to the site, again because of the bridge into the industrial site.

After a detailed discussion the Chairman proposed to recommend approval, with conditions, all Cllrs (with the exception of Cllr Summersgill) agreed to recommend approval.

Cllrs wished to make recommendation of the following conditions:

Significant signage in conjunction with the detailed specific management plan together with a robust construction traffic plan. *Signage should be in place to direct vehicles off the B2079 into Underlyn Lane/Pattenden Lane. No access for large vehicles is available from the village end of Pattenden Lane.*

Cllrs also requested an informative that the applicant is encouraged to make the current informal routes (not PROW) used by walkers into permissive paths on the site.

There being no further business the meeting was closed at 8.14pm.

Cllr Kate Tippen, Chairman

Date: 11th February 2025

Marden Parish Council, Parish Office, Goudhurst Road, Marden

01622 832305 / 07376 287981 / clerk@mardenkent-pc.gov.uk / www.mardenkent-pc.gov.uk

4th February 2025 – Extra Ordinary Full Council Meeting

APPENDIX A

24/505235/FULL – Land West of Pattenden Lane, Marden

Construction, operation, maintenance and decommissioning of a ground-mounted solar farm with a maximum grid export capacity of up to 19MW, complete with landscaping, associated infrastructure and temporary construction access.

Residents comments:

Resident 1:

Main concern is flooding.

Compensatory flood area – unsure of what the document is.

Page 17 of the Flood Assessment document stated five transformers but on the plan there were only 3: *when plan viewed 5 transformers were found on different areas of the site*

Background noise assessment: taken from far end of Pattenden Lane – company states there is no impact other side of railway embankment – wish an assessment to be taken from Meades Close.

Noise from transformers (battery store) – DMO situated next to the embankment.

Not against solar farms but want to see the process managed properly

Resident 2:

The proposal is big enough to provide power for all properties in the parish although goes back into the grid not directly to Marden residents.

Unsure of what noise impact will be as embankment will provide a buffer to any noise from the battery store.

Not sure having solar panels on the land will make any difference to flood plain.