



DRAFT MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 10TH SEPTEMBER 2024 AT THE ALLENS, ALBION ROAD, MARDEN COMMENCING AT 7.30PM

041/24 PRESENT

Cllrs Adam, Besant, Boswell, Gibson, Newton, Rabot, Summersgill, Tippen (in the Chair) and Turner were present. The Clerk and Borough Cllr Russell were also in attendance.

042/24 APOLOGIES FOR ABSENCE

Cllrs received apologies from Cllr Dobinson along with County Cllr Parfitt.

043/24 COUNCILLOR INFORMATION

Declaration of Pecuniary and Non-Pecuniary Interests

Cllr Summersgill was an MBC representative on the Upper Medway Internal Drainage Board but had not attended a meeting nor was aware of the email content (Item 047/24 – Flooding/Water)

Changes to Register of Interest

Cllr Besant reported to the meeting that his Register of Interest form required amendment.

Granting of Dispensation

There were no requests for dispensation.

044/24 MINUTES OF THE PREVIOUS MEETING

Cllrs received and accepted, as a true record, the Minutes of the Parish Council meeting held on 13th August 2024. The Chairman duly signed the minutes.

045/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public in attendance.

The meeting was adjourned for the following items:

PUBLIC FORUM

No members of the public were in attendance.

EXTERNAL REPORTS - VERBAL

County Councillor Report

Not in attendance

Borough Councillors Report

Cllr Russell reported that she now Chairman of Overview and Scrutiny Committee who are now currently looking at S106 and Community Infrastructure Levy payments, the Scope of MBC and Planning Enforcement.

She had logged on to the NPPF Advisory Service and received information on the update to the criteria regarding housing numbers and it seems as though MBC will not be required to review the Local Plan immediately.

Borough Cllr Summersgill reported that the Judicial Review was still proceeding and no new Local Plan would go through the system during the current four year term.

MBC currently has a resident's survey which is out for consultation.

19.40 Cllr Turner arrived at the meeting.

Police Report

Police were not in attendance.

The meeting was reconvened to discuss item 046/24 onwards.

046/24 CLERK'S REPORT

Cllrs received and noted the Clerk's report which provided details of Outlook calendar, CCLA application, outstanding meetings and the Quality Gold award.

047/24 PARISH MATTERS**Written Reports received from MBC and KCC**

Cllrs Couch and Summersgill had submitted a written report which had been circulated to Cllrs.

Police UpdateCrime Figures

It was noted that the crime figures for Marden could be found on the Kent Police website. Cllr Rabot reported on the figures from May to July ranging between 28 to 32 per month.

Other Police Issues

A Police Surgery is planned for Friday 4th October at the Village Café.

CommunicationNewsletter

The next edition of the newsletter was due to go to print 25th October for delivery w/c 4th November.

Marden Flooding/Water

Cllrs received the response from Southern Water in regard to letter sent 11th March 2024. Cllr Summersgill reported that a copy of the original letter had been sent to the contact who was undertaking recent SW works and was awaiting a further response.

Cllrs received email from Upper Medway Internal Drainage Board. Cllr Adam reported that there were a couple of streams within the parish which fell under the UMIDB remit and these were on MPC's flooding spreadsheet. However, the email received was not clear as to what information they required. MPC wished to be involved and the Clerk was asked to add to the Planning Agenda for 17th September.

Cllrs noted works at Marden Playing Field. It is understood that this work was part of the SW work throughout the parish.

CemeteryExclusive Right of Burial Certificates

No ERB certificate was required to be signed.

MPC Byelaws

Cllrs discussed the next step of Open Space Byelaws and it was proposed that a consultation period be run in line with the Neighbourhood Plan Review.

Local Council Award Scheme – Quality Gold

Cllrs had been provided with details of the Parish Council's award of Quality Gold status. It was agreed both the Chief Executive of KALC and Maidstone Mayor be invited to a meeting to present the certificate.

Rookery Path

The Chairman proposed that in accordance with Section 3(d) of Standing Orders that this item be moved to a Part II Confidential item at the end of the meeting. Cllrs agreed.

Planning Appeal3/504068/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 above appeal response was discussed and agreed at MPC's Planning Committee on 3rd September 2024. The written representation had been sent to the Planning Inspectorate and copied to MBC.

048/24 COMMITTEE REPORTS

Amenities Committee

There had been no Amenities Committee meeting held in August.

Planning Committee

Cllrs noted the Minutes of Planning Committee meeting held on 20th August and 3rd September as these were available on the Parish Council website. Regulation 14 consultation was required on the Neighbourhood Plan Review which will be discussed in more detail at the next Planning Committee meeting.

Finance Committee

There had been no Finance Committee meeting held in August.

Conferences/Meetings/Webinars attended

Those in attendance updated the meeting on the following:

Microsoft Forms webinar – 22nd August 2024: Deputy Clerk attended and would report to the Communications Sub-Group at its next meeting.

Events Sub-Group – 29th August Events Sub-Group Cllrs attended. The notes had been circulated to Cllrs.

Microsoft Teams Meeting with MBC for Neighbourhood Plan Review held on 30th August 2024. This had been reported to Planning Committee on 3rd September and the next steps discussed. Further discussion would take place at the Planning meeting on 17th September.

Environmental Sub-Group Meeting - 3rd September. Environmental Sub-Group members attended and an update would be provided at Amenities Committee meeting.

Ward Cluster Meeting – 10th September. Cllr Rabot attended and gave a brief update on anti-social behaviour, residents need to be encouraged to report crime/ASB and speeding to 101 or Crime Stoppers anonymously.

Conferences/Meetings/Webinars/Events forthcoming

Community Forum – 12th September

Memorial Staking/Making Safe Memorials – 13th September

Borough Cllr Meeting – 16th September

Memorial Hall Meeting – 16th September

KALC Finance Conference – 17th September

Cemetery Sub-Committee meeting – 19th September

Making Space for Nature – 26th September

PPG Meeting – 26th September

KALC Area Committee Meeting – 30th September

Nature Prescribing Meeting – 1st October

Parish Councils Environmental Network Meeting – 2nd October

Cloudy IT/Microsoft 365 Training – 3rd October

Police Surgery – 4th October at Village Café.

049/24 CORRESPONDENCE

MPC Correspondence Log

Cllrs received the office correspondence log for August which had been placed on the website.

Cllrs received and noted the following correspondence:

Marden Parish Church Magazine

September edition for information

KALC Newsletter

September edition – previously circulated to Cllrs

KCC Consultation – Local Transport Plan

It was agreed that Cllr Adam would respond on behalf of MPC.

050/24 FINANCE**(A) Bank Statements:**Revenue Accounts

Nat West: £20,183.29

Unity: £100,249.66

Capital Account

Santander: £72,582.55

(B) AGAR – Completion of Audit

Cllrs noted the conclusion of audit from Mazars and confirmed inspection period to end 8th October. Cllrs noted that no “matters arising” had been raised by the External Auditor. The report and notice had been uploaded to the website and placed on notice boards.

(C) Notice Board Grant

An application had previously been submitted to MBC for a grant for funding of a new notice board at Marden Playing Field. Cllrs noted the grant information from MBC which stated that a grant of £500 would be made available and agreed to accept this and to fund the additional £664.98 out of capital funds.

(D) Unity/Nat West Bank Accounts

Cllrs agreed to add Cllr Dobinson to the mandates for Unity and Nat West Bank accounts.

(E) Payments for ApprovalElectronic Payments

The following invoices for payment were submitted to the meeting.

Kent County Council – photocopier rental - £108.02

Marden Scout Group – Play Scheme Scout HQ hire - £250.00

Graham Carey – grounds maintenance - £516.00

Castle Water – Changing Rooms/Toilets/Cemetery water supply – £23.66

Marden Memorial Hall – office rent, refuse, cleaning and hall hire x 2 - £729.14

Total: £1,626.82

Cllrs agreed payments and Cllrs Adam and Turner would authorise on Unity.

051/24 HIGHWAYS AND PUBLIC TRANSPORT**Highways**Highways Improvement Plan

Cllrs noted the updated Highways Improvement Plan. The priority list would be reviewed in January 2025.

Other Highways Issues

Email received from resident regarding speeding in Pattenden Lane. The Clerk had responded with details of responsibility and reporting.

Details of damage to village gateway in Thorn Road. Kent Highways were aware and were processing an insurance claim.

Public Transport

Autumn Timetable starts on 13th October but no changes were noted.

The Clerk was asked to contact South Eastern/Network Rail for an update following the Teams meeting in January.

In accordance with Standing Orders the Chairman read out the following statement to discuss item 047/24 – Rookery Path:

I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:

Borough Cllr Russell left the meeting.

047/24 Rookery Path

Cllrs received information from the Clerk regarding the proposed transfer of part of Rookery Path. Cllrs agreed in principle but asked the Clerk to obtain two more quotes for legal fees.

There being no further business the meeting was closed at 8.54pm

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

Clerk's Report – Full Council 8th October 2024

Apologies as won't be able to be at the meeting.

Meetings

Meetings to be arranged for:

Emergency Planning

Assets of Community Value (3rd August meeting cancelled)

Correspondence Log

This has been updated with September's correspondence and is on the website.

Full Council Action Log

Action Log updated following September meeting – to be circulated to Cllrs prior to October FC meeting.

Changing Rooms Proposals

I have sent the architect the request for drawing up plans and a response has been received back. Not sure if Matt has responded to him but if not the details will be in the meeting pack at the meeting.

Newsletter

Thanks to Anne for putting this together. This has been finalised and is with Rachel for typesetting. Print date was 25th October with sorting for delivery planned for 4th November. Marden History Group have been informed of this date.



**DRAFT MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL
CEMETERY SUB-COMMITTEE ON THURSDAY 19TH SEPTEMBER 2024 HELD AT
2.30PM AT THE PARISH OFFICE, MARDEN MEMORIAL HALL**

006/24 PRESENT

Cllrs Boswell, Newton, Rabot, Summersgill, and Tippen. The Clerk (for the first item on the agenda) and Deputy Clerk was also in attendance.

007/24 APOLOGIES

There were no apologies for this meeting.

008/24 CHAIR OF CEMETERY SUB-COMMITTEE

Cllr Tippen nominated Cllr Boswell to be Chair of the Cemetery Sub-Committee. Cllr Boswell accepted and all Cllrs agreed.

009/24 NEW SECTION

The Clerk informed Cllrs that there was one space left at the end of the row in Section 4. The question was whether to use the space or keep the space due to the tree next to it. Cllrs agreed to move to the next row and monitor the growth of the tree. The space could be used in the future.

The Clerk also raised the subject of the grave numbers. Cllrs discussed and agreed for the Clerk to use letters and numbers in an ascending order going forward in Section 4 starting from the letter K.

010/24 BENCHES

Cllr Tippen told Cllrs that a bench had been moved from Section 3 to Section 4 by the Caretaker. The Caretaker has been told to ask Cllrs in future before moving the benches. There is space for two more memorial benches in the new section.

011/24 PROTECTING GROUNDWATER FOR HUMAN BURIALS

Advice had been sent by The Environment Agency from the ICCM and this had been circulated to Cllrs prior to the meeting. Cllr Summersgill went through the advice and Cllrs looked at a map provided. The soil underlying most of Marden village is of Intermediate risk for groundwater vulnerability but is geologically isolated from higher risk areas where waters might be abstracted for crop growing. Cllrs agreed that the Marden Cemetery was deemed low risk and that no work was needed.

012/24 SPOIL PILE

The Deputy Clerk told Cllrs that both herself and the Clerk had visited the Cemetery and viewed the spoil pile. Although the pile was not big in height, it had spread outwards, and it was recommended that it be dug at the edge and the earth piled higher. The Caretaker said that it would need a digger to move the earth. Cllrs discussed and recommended that instead of paying for the hire of a digger, the spoil be removed by a company holding the relevant waste licence and that the right partitioning be put in place so that the earth, grass and other waste be separated. The Caretakers would be informed of this going forward.

013/24 MEMORIAL SAFETY UPDATE

The Deputy Clerk updated Cllrs about the staking of the unsafe memorials. The wood purchased was not right and would be returned to the supplier. The Caretaker would assist the

Deputy Clerk in finding out the costs of the right wooden stakes. The Deputy Clerk is compiling a spreadsheet with all the unsafe memorials, plus photos and comments on the outcome of each. This would be circulated to the Cllrs soon. Cllrs thanked the Deputy Clerk for her work on this.



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Marden Parish Councillors
Parish Office,
Marden Memorial Hall,
Goudhurst Road,
Marden TN12 9JX

18th September 2024

Proposed solar development at Pattenden Lane

Dear Marden Parish Councillors

First of all, please forgive us for appearing out of the blue like this; we are ILOS New Energy UK Ltd., a developer of renewable energy projects, and we are considering a suitable site for a solar proposal in your area.

As developers, we recognise the importance of transparency and keeping the local community informed and involved. We are keen to share our very early vision for the project and its potential benefits and would like to involve the councillors and community to create a collaborative relationship right from the start.

The site being considered for this solar proposal is the area outlined in red on the map below, west of Pattenden Lane Industrial Estate. We are holding a public drop-in session before the pre-planning application to evaluate the community's comments and suggestions. The public consultation will be at **Marden Sports Club on Monday, 14th October 2024, 3 pm–8 pm.**

This letter invites the Marden Parish Councillors to our public consultation and to comment on the proposal. You may wish to contact us directly, and we would be pleased to answer any questions, attend a parish meeting where the proposal is to be discussed and walk around the site with the councillors and members of the

ILOS New Energy UK Ltd.

Leytonstone House
3 Hanbury Drive
London E11 1GA

Company Number

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community. Additionally, you may like to advise us of any local stakeholders or groups that might be interested, and we can provide them with details directly. We have arranged a Mail Drop in early October to inform everyone in the area about the solar proposal consultation on October 14th.

As you may know, under the legal framework of the Climate Change Act 2008, the UK Government has committed to reducing greenhouse gas emissions by 100% of the levels recorded in 1990 by 2050, our Net Zero target. By bringing low-carbon clean energy supplies like hydro energy, wind and solar onto the national grid, we can decrease our reliance on fossil fuels, minimise the production of greenhouse gases and better protect the environment.

Renewable energy supplies are swifter to deploy and less costly to the nation than combustion or nuclear-based power. They significantly enhance the UK's energy security while providing opportunities to diversify rural incomes so the farming community can continue farming. As a low-cost technology with minimal construction and operational impacts, solar power is a key component of the UK's future power policy.

We believe that solar power best supports the government's initiatives to meet its 70 gigawatts (GW) renewable energy targets by 2030 in terms of efficiency and low impact on the environment and the community. All our proposals are designed with this in mind.

We take care to select sites that meet demanding criteria.

- The site must be accessible to an existing connection to the local grid, which will distribute the green energy produced into the National Grid. Thus, the grid connection will not noticeably change the landscape.
- A solar farm is a considerable ecological improvement over current industrial farming, increasing insect, flora and fauna, removing the use of fertilisers and pesticides and protecting the quality of water courses for aquatic life.
- The land remains in agricultural status and does not alter to brown field. Wild grasses will be sown within the site to encourage bio-diversity, and grazing activity can co-exist alongside the solar element, with sheep, beekeeping and pheasant rearing as examples of current practices.
- The panels' reflection is negligible because they absorb sunlight. They are

already common in many fields, roadsides and airports. They appear as a blue-grey image within the landscape.

- Our sites must be out of the way, and visibility will be screened with appropriate indigenous planting.
- Unlike most other means of power generation, noise is not a concern. The solar panels are fixed and have no moving parts. Other electrical equipment, such as inverters, is typically contained in 8m x 3m plant rooms. Each MW of panels will require an inverter.
- All our solar farms will be operational for 40 years. At the end of this term, the equipment and plant rooms will be removed entirely, and the land quality will be much improved due to its 40-year ecological programme.

The Proposed Development

This proposed development consists of rows of photovoltaic solar panels arranged within the red lines shown below. The panels have a south-facing orientation and will be up to 3.5m in height, starting at 0.6m from the ground. The panels will be supported on metal stanchions piled or screwed into the ground with wildflowers and/or grazing in between. Around the site, a deer fence will be erected at 2.4m, and ecologist-approved indigenous plants will be planted where recommended.

The Proposed Site

The proposed site relates to land west of the Pattenden Lane Industrial Estate.





The area is suitable as the sun hours are high for the year in the south of the country; it is relatively flat and un-shaded, enabling stable energy generation. The site is suitable for connecting to the local substation. The application applied for is temporary. The site must be returned to agricultural use at the end of the 40-year term, and it does not alter the status of the land from agricultural at any time.

The construction period and consequent traffic will last approximately 6 months; thus, the proposed development's traffic generation will be short-lived. Following the development's construction, the only traffic will be maintenance operatives, who will visit the site a few times a month.

Should you require any additional information regarding the above proposal, please do not hesitate to contact us so we may make the necessary arrangements to meet. This will allow our company to consider and incorporate their comments into our design process.

We look forward to receiving any suggestions councillors and parishioners may have. Alternatively, you will all have the opportunity to consider and comment on the proposed scheme at the drop-in meeting or, more formally, during the subsequent processing of the planning application by the Local Planning Authority.

We look forward to seeing you at Marden Sports Club on the 14th of October.

Yours sincerely,

A handwritten signature in black ink that reads "Kate Covill". The signature is written in a cursive style and is underlined with a single horizontal line.


Kate Covill

ILOS UK Managing Director

Maidstone Borough Council

Maidstone House,
King Street,
Maidstone, Kent ME15 6JQ

 maidstone.gov.uk

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 [maidstoneboroughcouncil](https://www.facebook.com/maidstoneboroughcouncil)

Alison Hooker
Clerk to Marden Parish Council

By email only
clerk@mardenkent-pc.co.uk

Date: 16th September 2024
My Ref:- M019561

Dear Alison

PROPOSAL FOR A PUBLIC PATH DIVERSION ORDER UNDER SECTION 257 AND PARAGRAPH 1 OF SCHEDULE 14 OF THE TOWN AND COUNTRY PLANNING ACT 1990

MAIDSTONE BOROUGH COUNCIL (FOOTPATH No. KM248 (part))

LOCATION:- Land north of Little Cheveney Farm Sheephurst Lane Marden Kent

Maidstone Borough Council has received an application for the diversion of Public Footpath **KM248**. The proposed diversion of the footpath is necessary to enable development in accordance with planning permission reference 22/501335/FULL & APP/72235/W/23/3321094 to be carried out, namely:

Installation of a renewable energy led generating station comprising of ground-mounted solar PV arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

Please find enclosed a copy of proposed PROW Diversion Plan Drawing No. 24-0334-TP-2000-P02. The Application form, together with the relevant planning documents in relation to the planning permission can be viewed on line by clicking this link [22/501335/FULL | Installation of a renewable energy led generating station comprising of ground-mounted solar PV arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements. | Land North Of Little Cheveney Farm Sheephurst Lane Marden Kent \(midkent.gov.uk\)](https://www.midkent.gov.uk/22/501335/FULL|Installation%20of%20a%20renewable%20energy%20led%20generating%20station%20comprising%20of%20ground-mounted%20solar%20PV%20arrays,%20associated%20electricity%20generation%20infrastructure%20and%20other%20ancillary%20equipment%20comprising%20of%20storage%20containers,%20access%20tracks,%20fencing,%20gates%20and%20CCTV%20together%20with%20the%20creation%20of%20woodland%20and%20biodiversity%20enhancements.%20|%20Land%20North%20Of%20Little%20Cheveney%20Farm%20Sheephurst%20Lane%20Marden%20Kent%20(midkent.gov.uk))

Your views on this proposal are welcomed and sought in advance of the formal Order consultation process. Please ensure any comments you wish to make are received by the Council **by 14th October 2024** and are made in writing to Head of Legal Services Maidstone Borough Council Maidstone House, King Street, Maidstone, Kent, ME15 6JQ. or via email to legalqueries@midkent.gov.uk. **(please quote the reference shown above in the subject line of your email).**

If you wish to inspect the proposed new route please contact the Agent Chris Elliott on 01234 836098 or email: chris.elliott@Rappor.co.uk who will arrange for you to gain access.

Should you have any queries please do not hesitate to contact me. If I can deal with your query myself, I will do so. However, if your query is of a more specific planning nature, I will refer the matter to the Planning Officer with conduct of the overall planning application to which this footpath diversion order application relates.

Yours Sincerely

Patricia Finch

Legal Assistant (Planning)

Mid Kent Legal Services

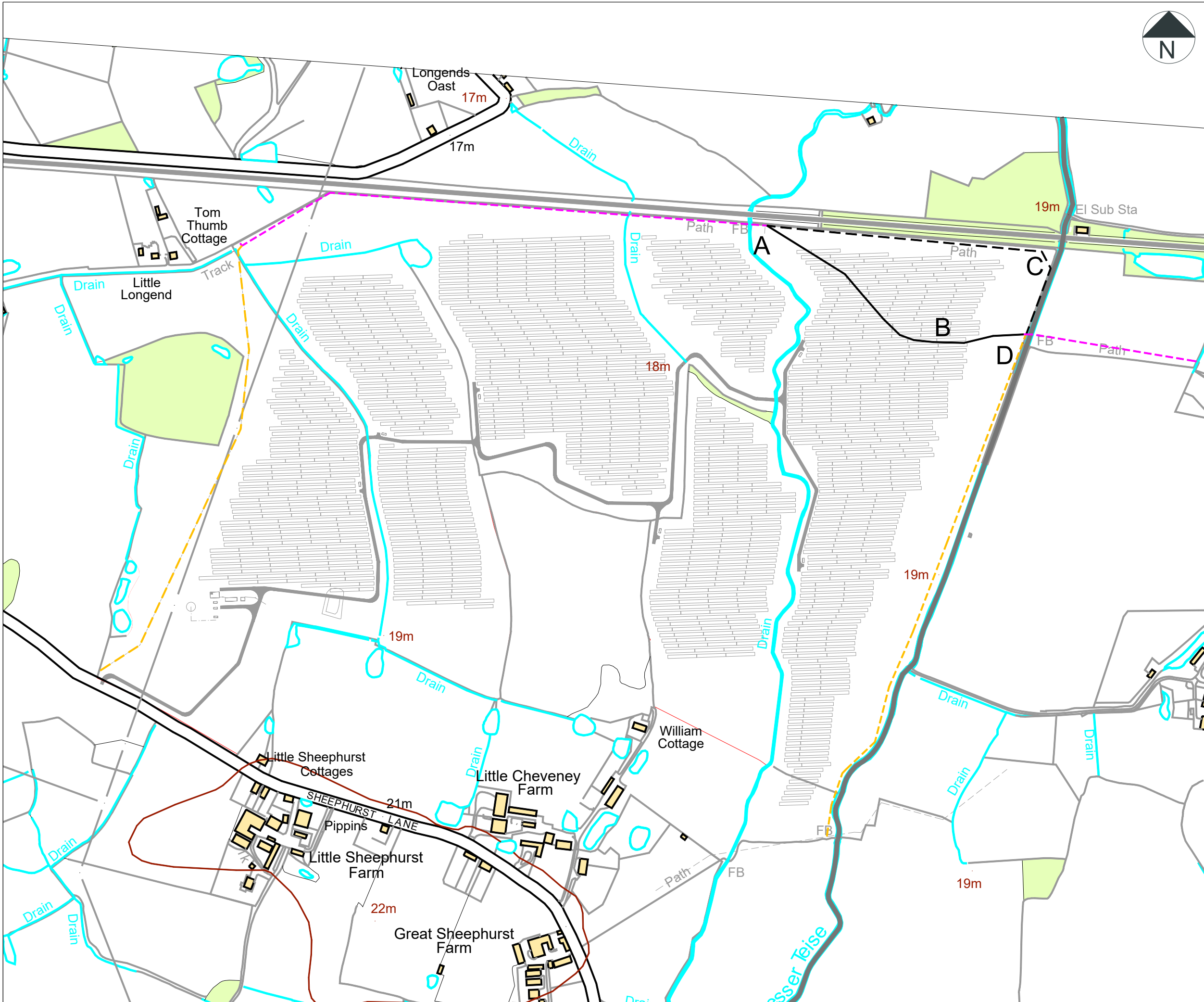
T: 01622 602341

Email: patricia.finch@midknt.gov.uk

For and on behalf of

Claudette Valmond

Head of Mid Kent Legal Services



Notes:

1. Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
2. This drawing is based on the Architect's layout received in April 2024.
3. Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432.

Key:

- Existing A-B-D: 399m
- Proposed A-C-D: 517m
- Existing footpath unaffected by diversion
- New permissive footpaths

Grid Reference:

- A Coordinates: TQ 72810 44842
- B Coordinates: TQ 73050 44695
- C Coordinates: TQ 73191 44817
- D Coordinates: TQ 73166 44692

| Rev | Date | Details | By | Chkd |
|-----|----------|--|----|------|
| P02 | 09.09.24 | Proposed PROW route amended | CE | CE |
| P01 | 28.08.24 | Existing and proposed PROW route amended | SE | CE |

rappor



CLIENT: **Sheepwash Clean Energy Limited**

PROJECT: **Sheephurst Lane, Marden**

TITLE: **Public Right of Way Diversion Map
- PROW Route KM248**

| SCALE @ A3: | DATE: | DRAWN: | CHECKED: | APPROVED: |
|-------------|----------|--------|----------|-----------|
| 1:5000 | 02.05.24 | SE | CE | CE |

STATUS: **INFORMATION**

| DRAWING NO: | REVISION: |
|------------------------------|-----------|
| 24-0334-RAP-XX-XX-DR-TP-2000 | P02 |