



MINUTES AGREED AT MEETING HELD ON 10<sup>TH</sup> NOVEMBER 2020 BUT NOT SIGNED

**MINUTES OF THE MEETING OF MARDEN PARISH COUNCIL ON 27<sup>TH</sup> OCTOBER 2020 HELD VIRTUALLY AT 7.30PM**

**331/20 PRESENT:**

Cllrs Boswell, Jones, Newton, Robertson, Stevens, Tippen (in the Chair) and Turner were present. The Clerk, Deputy Clerk, County Councillor Eric Hotson and 6 members of the public were also in attendance.

**332/20 APOLOGIES:**

Cllrs Adam, Barker, Brown and Mannington had given their apologies.

In the absence of the Chairman Cllr Tippen took the chair.

**332/20 APPROVAL OF PREVIOUS MINUTES:**

The minutes of the meeting held on 13<sup>th</sup> October 2020 were agreed as a true record and would be signed at the next available face to face meeting.

**333/20 CLLR INFORMATION**

**Declarations of Interest**

Cllr Stevens declared an interest in item 337/20 (Allotments) as resident of Highwood Green

Cllr Boswell declared an interest in item 337/20 (Southons Field) as owner of neighbouring property

Cllr Jones declared an interest in item 337/20 (Playing Field) as owner of neighbouring property

**Changes to Cllrs Register of Interest**

There were no changes to Cllrs Register of Interest

**Granting of Dispensation**

There were no requests for dispensation on any item on this agenda

**334/20 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

County Councillor Eric Hotson wished to give the Parish Council some updates and this would be done under item 335/20.

No member of the public expressed an interest to speak on any item.

The meeting was adjourned for the following item

**335/20 PUBLIC FORUM**

County Cllr Hotson reported to the meeting: He had met with the resident of Maidstone Road who had had concerns over speeding at Church Green Corner and with highways officers. It had been agreed that some more signage and illuminous bollards would be installed shortly; Cllr Hotson had been lobbied by residents of Reed Court Farm and has spoken to several. Agreed to look into highways issues in regard to the proposed chicken farm application; Government's Devolution Paper which was due to be published in October but this has been deferred until the Spring 2021; KCC are due to respond on the Government's White Paper.

The meeting was reconvened to discuss items 336/20 onwards.

**336/20 CLERK'S REPORT**

Report sent to Cllrs prior to the meeting which included details of staff holidays, notice board at The Old Post Office required new backing; Staff performance reviews were being undertaken and would be reported to HR Sub-Committee meeting on 2<sup>nd</sup> November and the newsletter had been sent to print and hoped to be returned by the end of the week.

**337/20 AMENITIES****Update on any open space issues (Southons Field, Playing Field or Cemetery)****Allotments**

A response was still awaited from Redrow on questions raised. The Parish Council were due to draft the hiring agreement and regulations shortly.

**Southons Field**

Banners for "Hands/Face/Space" had been printed. The caretaker was to erect one onto the pavilion and Cllr Boswell was asked to look as to where the best position would be for a second banner.

**Playing Field**

Banners had been erected on both play area fencing. More anti-social behaviour had been reported and the Clerk had spoken to PCSO Nicola Morris who was continuing to visit the area.

**Christmas 2020**

More information in regard to costings for the new Christmas lights was required and a further quote was being obtained in regard to storage, erection and PAT Testing.

*8pm – Cllr Hotson left the meeting*

**338/20 PLANNING****Planning applications with Marden Parish**19/500271/FULL – Oakhurst, Stilebridge Lane

Change of use of land for the stationing of 18 holiday caravans with associated works including laying of hardstanding and bin store.

Cllrs recommended refusal and wished their previous comments to be reiterated: Residents in the location of the application site expressed their concern relating to water run-off and flooding risk, despite the altered site layout. The application is in flood zones 1 and 2 and the entrance to the site, on a narrow country lane, was known to flood. The submitted Business Plan did not appear sufficiently robust to support this type of tourist development. It was also considered to be contrary to Policy DM38 of the Maidstone Borough Council Local Plan. Cllrs could not support the application and recommended refusal.

20/504101/FULL – Land Adj to Highfield House, Maidstone Road

Erection of 5 bespoke dwellings and the ability to provide a new footpath link to the Marden Cricket and Hockey Club, together with associated access and landscaping.

After viewing and a long discussion on this application, Cllrs unanimously recommended refusal on the following grounds:

Contrary to Policy DM30 of Maidstone Borough Council Local Plan; the applicant has not demonstrated any conformity to Marden Neighbourhood Plan 2020; the proposed site is outside the designated village envelope of the Rural Service Centre ; there is poor/limited pedestrian/cycle connectivity to the village due to the narrow footway on Maidstone Road/across the railway bridge; the design provides no continuity with the current street scene; the external Pump House on the site is an important, non-designated, heritage asset in Marden which much be retained; the proposed footpath to Marden Sports Club should already have been laid and was a condition/part of the agreement of that planning application a number of years ago which was never fulfilled. Therefore, this is irrelevant to this application; access to the proposed site is adjacent to Highfield House. Although not listed, Highfield House has very predominant architectural features and a heritage asset within

Marden street scene which will be diminished should this application be successful; the proposed site is in close proximity to an important Grade II Listed Building, The Old Vicarage, and Church Farmhouse, also a Grade II Listed Building.

20/504656/SUB – Murzie Farm, Hunton Road

Submission of details to discharge Condition 6, landscape scheme, and Condition 8, Biodiversity enhancement scheme, subject 20/501928/FULL

Noted

**Planning applications outside Marden Parish**

No applications received outside of Marden Parish

**MBC Planning Decisions:**

20/502091/FULL – Land Adjacent to Summer Hill Oast, Battle Lane – granted

20/503233/FULL – Kariliam, Stanley Road – refused

20/503822/FULL – Great Thorn Farm, Marden Thorn – granted

20/503888/FULL – Willows, Howland Road – granted

20/504315/NMAMD – 1 Colenso Villas, Goudhurst Road - granted

**MBC Local Plan Update:**

Working Group met on 20<sup>th</sup> October to further discuss MPC's response to Maidstone Borough Council on the recent Call for Sites information:

Thanks were expressed to all Cllrs who had spent an enormous amount of hours putting together the responses.

Ratification of responses on Site 286, 295, 309 and 314

Cllr Tippen had circulated the documents to Cllrs and read out the conclusions and the 10 main reasons for refusal on all four sites to the meeting. Cllrs agreed, unanimously, to use the 10 reasons to form the letter to MBC Strategic Planning and Infrastructure Committee together with annexes for the responses for all sites.

Cllr Tippen would attend the SPI meeting on 9 November and draft the statement based on the above following the meeting with Borough Cllr Burton on 29<sup>th</sup> October.

It was proposed that the letter and annexes would be sent to all Members of the SPI Meeting, including Substitute Members, Helen Grant MP, County Councillor Hotson and Borough Councillor Blackmore.

**Other Planning Issues to report**

Government White Paper

Unfortunately, the timing of this consultation came at the wrong time for Parish Councillors as Cllr resources had been spent concentrating on Maidstone Borough Council Local Plan Review and Cllrs felt that this was a higher priority to the parish. However, Cllrs had read responses from Kent Association of Local Councils, National Association of Local Councils, Maidstone Borough Council and other Parish Councils and concur with their robust responses. Cllr Turner was due to respond in regard to the Neighbourhood Plan and Community Infrastructure Levy questions.

**339/20 UPDATE ON ANY MEETINGS HELD / DUE TO BE HELD**

29<sup>th</sup> October – Meeting with Borough Councillors

2<sup>nd</sup> November – HR Sub-Committee

3<sup>rd</sup> November – Finance Meeting

9<sup>th</sup> November – MBC Strategic Planning and Infrastructure Committee (Cllr Tippen attending)

24<sup>th</sup> November – Flood Warden training

28<sup>th</sup> November – KALC AGM (Cllr Tippen to attend)

**340/20 FINANCE****Invoices for Payment**Electronic Payments

Golden Hill Nurseries – Plants for Troughs - £31.20

Alison Hooker – Microsoft Subscription - £135.36

Pitney Bowes – Franking Machine Rental - £15.54

Paul Waring – Southons Field mowing - £90.60

Total: £272.70

All Cllrs agreed the invoices and Cllrs Newton and Turner would authorise on Unity.

**Other**Finance Meeting – 3<sup>rd</sup> November 2020

Cllrs were asked to inform the Clerk before 29<sup>th</sup> October of any budget issues to be raised at the meeting

**341/20 HIGHWAYS**

No highways issues were raised.

**342/20 OTHER PARISH MATTERS:****For Decision**Office working

The Risk Assessment for face to face appointments with members of the public and the Clerk / Deputy Clerk had been circulated prior to the meeting. Cllrs were in agreement providing that all CoVid-19 secure measures were in place and were adhered to.

**For Discussion / Information**

There were no other items raised for discussion or information

The Chairman read out the following statement:

**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:**

*9pm Members of the public left the meeting*

**343/20 ENFORCEMENT****Agreement of Previous Confidential Meeting**

Deferred until the first face to face meeting of the Planning Committee

**New/Reported Alleged Enforcement**

One new alleged breach of planning was reported and the Clerk would contact MBC Enforcement for information

Cllr Newton and the Clerk had received concerns from residents of South Road in regard to the roadway which was being made across the PROW into Russet Grove. Cllr Newton had met with the KCC PROW Officer and the Clerk was asked to contact MBC for information.

**MBC Update on Enforcement**

Cllr Turner updated the Cllrs on an existing alleged breach.

There being no further business the meeting closed at 9.08pm

Signed

Date

Cllr Lesley Mannington

Chairman, Marden Parish Council

Marden Parish Council

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The next meeting of the Full Council will be held on 10<sup>th</sup> November 2020