



Minutes were agreed at the meeting held on 24th November 2020 but not signed

MINUTES OF THE MEETING OF MARDEN PARISH COUNCIL ON 10TH NOVEMBER 2020 HELD VIRTUALLY AT 7.30PM

344/20 PRESENT:

Cllrs Adam, Barker, Boswell, Jones, Mannington (in the Chair), Newton, Robertson, Stevens, Tippet and Turner. The Clerk and 7 members of the public were also in attendance.

345/20 APOLOGIES:

Cllr Brown gave her apologies to the meeting.

346/20 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on 27th October 2020 were agreed and would be signed at the first face to face meeting of the Parish Council.

347/20 CLLR INFORMATION

Declarations of Interest

Cllr Stevens declared an interest in item 352/20 Allotments as resident of Highwood Green.

Cllr Boswell declared an interest in item 352/20 Southons Field as owner of neighbouring property. Cllr Boswell also declared an interest in item 353/20 – planning application for Golden Hill as a friend of applicant but had not been lobbied.

Cllr Jones declared an interest in item 352/20 Playing Field as owner of neighbouring property.

Cllrs Adam, Barker, Boswell, Jones, Newton and Turner declared an interest in item 353/20 – planning applications for Marden Village Club as Club Members. Cllr Barker also declared a pecuniary interest in item 352/20 planning applications for Marden Village Club as Club Committee Member and would leave the meeting when these two items were discussed.

Changes to Cllrs Register of Interest

The Clerk had submitted Cllr Adam's amended register of interest. However, Maidstone Borough Council now request that all changes are made on the form provided by them. The same refers to Cllr Turner's changes to his form.

Granting of Dispensation

There were no requests for dispensation

348/20 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

A member of the public had contacted the Clerk prior to the meeting with a request that a question be read out at item 253/20 Local Plan Update.

The meeting was adjourned for the following items

349/20 PUBLIC FORUM

No member of the public wished to raise any questions.

350/20 EXTERNAL REPORTS

County Councillor

Not in attendance

Borough Councillors

Not in attendance

PCSO

Crime Figures had been emailed to the Clerk prior to the meeting. 4 in total including 1 criminal damage; 1 theft from motor vehicle; 1 theft and 1 interference with motor vehicle. 5 reports of anti-social behaviour had been received. The Community Policing Team had been tasked to the area following these reports and an anti-social behaviour car has been in the village most evenings and this will continue throughout November. A local person has been arrested following an assault in the village (enquiries ongoing), various policing operations are planned for the area and links are continuing with Medway Housing due to ongoing issues in Challenger Way.

Community Warden

Not in attendance

The meeting was reconvened to discuss items 351/20 onwards.

351/20 CLERK'S REPORT

Report sent to Cllrs prior to the meeting. The Clerk reported on work undertaken over the past two weeks and would be providing a report for the Deputy Clerk to take to the Communications Sub-Committee on Friday 13th November in regard to new website proposals. The Deputy Clerk had been in contact with the Community Payback Team who were interested in coming to Marden to help with work around the village. A list of possible things to be undertaken was currently being put together.

352/20 AMENITIES**Update on any open space issues (Southons Field, Playing Field or Cemetery)**

There were no updates to report

Allotments

An email had been received back from Redrow this week and this had been circulated to Cllrs prior to the meeting. Cllrs reiterated that the car parking should not be taken on and to respond to this effect to Redrow. Cllrs asked the Clerk to update the Allotment Association of the position that we are at with Redrow. In regard to a commuted figure from Redrow the Clerk was asked to refer to the Allotment meeting notes held previously and circulate to Cllrs.

Southons Field

Nothing to report

Playing Field**CCTV**

The Clerk had spoken to the Golding Homes Officer regarding the installation of a CCTV camera on one of their properties overlooking the playing field. Golding Homes had agreed in principle with this but the Parish Council would need to look into installing a separate meter/electricity supply. Golding Homes would also need to know the location of the camera, meter and cabling and the Clerk would contact the contractor for this information. Cllr Barker asked if solar power could be used and the Clerk would speak with the contractor. The Clerk was asked to investigate costings for electricity supply and meter installation.

Christmas 2020**Christmas Light Update**

It had come to light that Kent Highways would not allow the Christmas lights to remain on the street columns all year round which has resulted in a further quote having to be obtained. This, unfortunately, has taken the overall figure to £6,320 (over what was agreed at the previous meeting on 13th October). It was also reported that the licence required from Kent Highways may take more than the 2 weeks that we had if we wanted to get the lights erected by the last weekend in November.

Cllr Boswell reported this to the meeting and gave Cllrs 3 Options: Option 1 continue with 15 lights and agree to further expenditure; Option 2 change to 14 lights to bring it within budget; or Option 3 revert to the Christmas Trees for this year and look in more detail, along

with public consultation, what we can do for Christmas 2021. Cllr Boswell also reported that the Clerk had received a few emails from residents who were against losing the Christmas Tree lighting.

After discussion Cllrs proposed to agree Option 3 and the Clerk and Deputy Clerk would start to go through the trees to see what needed replacing and arrange the necessary work to get them erected by the end of November.

353/20 PLANNING

Planning applications with Marden Parish

20/504061/FULL – Unit 1, Guardian Industrial Estate, Pattenden Lane

Erection of security gates and galvanised barbed fencing

Although Cllr Adam was not in favour of this style of fencing but acknowledged that this is an industrial area. Therefore, Cllrs raised no objection

20/504910/FULL – Golden Hill Nurseries, Goudhurst Road

Erection of an agricultural packhouse building

Although quite substantial in size the design appears in keeping in regard to an agricultural building. Cllrs raised no objection, but Cllrs asked an informative to be added for the applicants to be encouraged to install renewable energy facilities in line with Marden Neighbourhood Plan BE5 policy.

20/504911/FULL – Golden Hill Nurseries, Goudhurst Road

Demolition of existing shed and erection of a single storey side extension, erection of a front porch and extension of existing residential curtilage.

Cllrs raised no objection

Cllr Barker left the meeting at 8.05pm

20/504935/LBC – Marden Village Club, Albion Road

Listed Building Consent for insertion of replacement windows

20/504939/FULL – Marden Village Club, Albion Road

Insertion of replacement windows

Both applications were discussed together. Cllrs raised no objection to either application subject to the views of the Conservation officer being taken into account.

Cllr Barker returned to the meeting

20/504945/FULL – Far Acre Farm, Goudhurst Road

Conversion of agricultural building to 2 dwellings, including demolition of part of the building and erection of 2 carports

Cllr Turner explained the principle of this application as to why a full application was received rather than being converted under permitted development rights.

Cllrs raised no objection given the alternative proposal already permitted. However, this is a slightly unusual application and Cllrs asked that Maidstone Borough Council refer to Marden Neighbourhood Plan Policy BE4 in the decision.

Cllrs also wished it raised with Maidstone Borough Council that MPC expects to see reference to the Marden Neighbourhood Plan in all future applications.

20/504948/LDCEX – The Clock House, Marden Thorn

Lawful Development Certificate (Existing) for the erection of a conservatory to rear and a single storey lean-to side extension, in breach of Condition 7 (Removal of permitted development) of Planning Consent MA/93/1274

Cllrs have no information on this therefore wished to make no comment.

Planning applications outside Marden Parish

No applications had been received outside of Marden Parish

MBC Planning Decisions:

Only one decision received since the last meeting:

20/503890/FULL – Marden Medical Centre – granted

MBC Local Plan Update:

Update from Strategic Planning and Infrastructure Committee Meeting held on 9th November 2020

Cllr Tippen attended and gave the Parish Council's statement along with a representative of MPOG reading their own statement. The Draft Preferred Options paper was unanimously agreed and approved to move this forward to the consultation period commencing 1st December for three weeks.

Cllr Adam had emailed Cllrs prior to the SPI meeting stating that an urgent update had been put onto MBC's website in regard to the draft Sustainability Appraisal of Spatial Approaches. The question from the member of the public was read out by the Clerk: "Kate (*Cllr Tippen*) and I attended the SPI meeting last night and I think we both feel the real and present danger that the Marden garden scheme has not totally 'gone away'. Chris Hawkins of DHA did a whole speech about how undeliverable Lenham (*Heathlands*) is and how it will bring down the whole local plan process. In light of this and the evidence base that was submitted I wonder whether Councillors may have another discussion and look at financing a Regulation 18b consultation response from a barrister? The consultation is short, 3 weeks in December, so a speedy move on this may be required." Cllr Adam responded stating the North of Marden proposal (Site 309) was not in the draft preferred options document out for consultation in December and therefore he envisages that it would be difficult for MBC to add this again at a future date without having to go back out to consultation – thereby putting back dates for Local Plan adoption. However, he did state that funding was discussed at the Finance Committee meeting on 3rd November and if needed the Committee had allocated some of the underspend from this financial year to funding legal advice. He also reported that the Committee discussed the draft budget for 2021/22 whereby a sum had also been allocated for legal advice next year, should that be required.

It was agreed that MPC needs to undertake a thorough assessment of the Sustainability Report and it was proposed that a Council meeting, open to public participation, be held on Tuesday 17th November commencing at 7.30pm.

Thanks were expressed to Cllr Tippen and MPOG for their statements to MBC SPI meeting.

Other Planning Issues to report

Assets of Community Value

It was agreed that Cllrs Boswell and Turner together with the Clerk would meet to discuss this further.

354/20 UPDATE ON ANY MEETINGS HELD / DUE TO BE HELD

29th October – Meeting with Borough Councillors. This was held mainly to discuss the review of the Maidstone Local Plan.

2nd November – HR Sub-Committee – report given at Finance Meeting

3rd November – Finance Meeting – see item 354

9th November – MBC SPI Meeting – discussed above

13th November – Communications Sub-Committee

17th November – Council meeting to discuss Local Plan Review

19th November – Kent Highways Seminar – Cllr Adam to attend

28th November – KALC AGM Cllr Tippen to attend

1st December – Finance Meeting

355/20 FINANCE**Bank Statements/Bank Reconciliation for October**Revenue Accounts

Nat West at 3rd November 2020 - £32,900.84

Unity Bank at 10th November 2020 - £88,533.77

Cllrs were reminded that £20,304.95 was being held in the Unity Account from S106 money for the outdoor gym, CCTV, benches and litter bins at the Playing Field together with £10,000 Government Covid-19 grant.

Capital Account

Santander at 20th July 2020 - £47,077.62

Bank Reconciliations and budget updates will be provided on receipt of Nat West statements

Invoices for Payment

previously circulated to Cllrs prior to the meeting

Electronic Payments

Viking – Public Convenience & PPE supplies - £167.90

SLCC – Clerk's Membership as agreed at meeting on 13th October - £281.00

P&P Signs – CoVid-19 banners - £144.00

Ian Jones – Southons Field / Public Convenience locking/unlocking - £200.00

Kerry Underdown – Office cleaning £40.00

Postage by Phone – Office postage - £100.00

TOTAL £932.90

Invoices were agreed and Cllrs Mannington and Turner to authorise on Unity.

OtherFinance Meeting – 3rd November 2020

Draft Minutes previously circulated to Cllrs

Update on the draft budget proposals had been circulated to Cllrs

Cllrs had discussed the need for funding a barrister for Regulation 18b/19 of the Local Plan and Cllr Adam raised some questions that needed to be answered before making any decisions. It was agreed that Cllrs Adam and Turner together with the Clerk would meet, via Zoom, with a barrister to discuss further.

No other issues were raised from the Finance meeting.

Fees for 2021/22

The Clerk, as RFO, requested that due to the current climate that Cllrs consider keeping the fees the same for Cemetery, Play Scheme and Open Spaces

Cllrs agreed that the 2020/21 fees continue for the next financial year

355/20 HIGHWAYS

Cllr Barker had been approached enquiring about residents parking permits. Cllr Tippen responded that this had been raised with Maidstone Borough Council several times in the past but was not something they would consider. However, Cllrs were in agreement if Cllr Barker wished to take this forward again.

Cllr Adam had reported some issues with PROWs and he informed Cllrs that in the circumstances the KCC PROW team are responding to reports and trying to fix as soon as possible.

356/20 OTHER PARISH MATTERS:**For Decision**Consultation – Pavement Parking

Closing date 22nd November 2020

Cllr Adam would liaise with the Clerk and draft a response.

Maidstone Borough Council/Parish Councils Parish Charter

The Parish Charter is difficult to find on the Maidstone Borough Council website and Cllrs asked that MBC be asked about this along with when is it due to be updated and republished.

The Clerk would contact the Chairman of the KALC Area Committee and request that an item be added onto the next meeting agenda.

Public Participation/Virtual Meetings Policies

The Clerk had made amendments to the Public Participation Policy and Virtual Meetings Policy and circulated these to Cllrs. Cllrs agreed the amendments and the Clerk would make the changes and upload to the website.

For Discussion / Information

The Clerk reported to the meeting that contact had been made with Maidstone Borough Council Enforcement Team regarding the new access road between South Road and Russet Grove. Following receipt of photographs from Cllr Newton, which had been forwarded to MBC, this was now being investigated and contact would be made with the developers. The Clerk would be informed once a reply had been received.

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:

357/20 ENFORCEMENT

No enforcement to report.

There being no further business the meeting closed at 9.03pm

Signed

Date

Cllr Lesley Mannington

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The next meeting of the Full Council will be held on 17th November 2020 to discuss MBC Local Plan Review.