



MINUTES OF THE EXTRAORDINARY FULL COUNCIL MEETING HELD ON TUESDAY 20TH OCTOBER 2015 IN THE JOHN BANKS HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

Min No

- 088/15 **PRESENT:** Cllrs Adam, Boswell, Brown, Childs, Newton, Reed, Robertson, Tippen and Turner. Cllr Burton (MBC), the Assistant Clerk and 11 members of the public were in attendance.
For this meeting Cllr Tippen took the chair due to Cllr Reed's pecuniary interest in one of the planning applications.
- 089/15 **APOLOGIES:** Apologies were received from Cllrs Mannington and Weir
- 090/15 **APPROVAL OF FULL COUNCIL MINUTES of 13th October** – these will be deferred until Full Council Meeting on 10th November 2015
- 091/15 **DECLARATIONS OF INTEREST:** Cllr Reed declared a pecuniary interest in item 094/15(b) as her niece is married to applicant's son – she would therefore leave the meeting when this item was discussed.
- 092/15 **GRANTING OF DISPENSATION:**
There were no requests for dispensation of any item on this agenda
- 093/15 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** 2 members from Susenco and 9 members of the public were at the meeting for item 094/15(b) and wished to comment.
- 094/15 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
(a) **15/507908/FULL – Land Adj Highfield House, Maidstone Road**
Change of use from traditional orchard to new build residential development comprising 4 two-bed and 2 three-bed houses, together with landscaping, parking spaces and access.
Cllrs recommend approval and this should go to Committee if it is recommended for refusal.
Cllr Reed left the meeting at 19.34 pm

Parish Office, Goudhurst Road, Marden : 01622 832305 mardenpc@btconnect.com

Local electors and the press are entitled to listen to Parish Council Meetings but not to take part. An opportunity to speak will be given at the close of Council Business. The Parish Council acts as a planning consultee, who makes recommendations only. Maidstone Borough Council makes the final decision.



(b) **15/505971/FULL – Land at Widehurst Farm, Thorn Road**

Construction of a solar farm to include installation of solar panels to generate up to 5MW of electricity with switch room, deer fencing and cameras, landscaping and associated work, together with measures to promote biodiversity

The Chairman adjourned the meeting and opened it to the public. The public's comments can be viewed at Appendix A to these minutes.

Following residents have the opportunity to speak and no further comments were forthcoming the Chairman reconvened the meeting and gave Cllrs the opportunity to speak. These comments can be viewed at Appendix B to these minutes.

RECOMMENDATION: The decision went to a vote with 6 Cllrs recommending approval 1 Cllr abstaining. Following the vote it was agreed to recommend approval with the following conditions:

1. Screening hedgerow to be planted as soon as possible
2. Any lighting must be emergency lighting that switches itself on and off automatically
3. There is discussion with Kent Highways regarding reinstatement to any damage caused to the roads.
4. The site to be decommissioned, reinstated and returned to agricultural after 30 years (specific reference is made to 6.2 of the Design & Access Statement regarding decommissioning).

Following the minuting of the decision a representative of Susenco spoke and gave the Cllrs proposal for a community benefit for Marden Parish in the form of £20K to be used for a mission-aligned purpose in the Parish e.g install solar panels on South Facing Roof of Memorial Hall or assisting with other energy efficiency measures. Susenco will provide assistance and consultancy services. Cllrs agreed to discuss further with Susenco if MBC grant planning permission.

There being no further business the meeting closed at 8.30 pm

Signed:
Chairman, Marden Parish Council

Date: 10th November 2015

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APPENDIX A**Extraordinary Full Council meeting on 20th October 2015****15/505971/FULL – Land at Widehurst Farm, Thorn Road**

Construction of a solar farm to include installation of solar panels to generate up to 5MW of electricity with switch room, deer fencing and cameras, landscaping and associated work, together with measures to promote biodiversity

Public Comments.

- * Resident - Footpath alongside the edge of the site.
- * Resident - Only produces electricity during the day, at night the solar panels are useless. Why build a solar farm and not contact local business to put solar panels on the roofs of buildings.
- * Resident - Why is the company not looking at storage of electricity?
- * Resident - Proposed hedgerow should be put in in the first planting season following approval, not first planting season following full completion.
- *Resident –Queried the direction lorries would take
- * Resident – What will noise level be?
- * Cllr Burton - Has the money that the company put aside for decommissioning a time constraint?

The meeting was then reconvened and Cllrs given the opportunity to comment:

Councillors' Comments

- * Cllr Brown queried construction time period
- * Cllr Tippen queried route lorries would take
- * Cllr Newton – useful life of site and plans for after useful life is over
- *Cllr Childs wished to congratulate developers on a well thought-out site.
- * Cllr Tippen queried noise level
- * Cllr Turner asked where main connection to the grid would be
- * Cllr Turner queried what the land is used for at present.