

# MINUTES

Meeting of the  
COLLIER STREET PARISH COUNCIL  
Finance and Development Control Committee  
Monday 27 February 2012  
Orchard Room  
St Margaret's School, Collier Street  
Commencing at 7.30pm

**Attendees:** Cllr Bates(Chair); Cllr Anderson; Cllr Goff; Cllr Grandi; Cllr Ridd; Cllr Sandys; Borough Councillor Rodd  
Nelson Gracie,

## 02.12.1. Apologies

None received

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## 02.12.2 Proposed UK Power Networks Electricity Sub Station – Collier Street

Robert Kemp, UK Power Networks

As head of system networks, infrastructure, and distribution planning at UK Power Networks Robert Kemp briefed the meeting on the proposed Marden Tee Switching Station. The objectives being to improve security of supply and network resilience between Northfleet and Hastings and of course in reverse. Mr Kemp explained that consultations are at a very early stage and it is anticipated that providing the existing demand for power remains constant a 2013-14 completion date is envisaged. The site will be able to be remotely operated from a control station in Ipswich and will give the opportunity to move electricity 4 ways. The new site will be approximately 3000 m<sup>2</sup> surrounded by a 2.4m fence, an earth bund created and the site landscaped. As with all projects of this nature UKPN is accountable to regulators and must be able to prove cost effective actions at all times. Whilst the initial objective is to gain the landowners permission, projects of this nature can be progressed without it. It is however the initial intention of UK Power Networks to obtain all party agreement. A lengthy debate ensued as to the actual preferred site and the merits and disadvantages of each were discussed including the most contentious issue, that of flooding. The most economic alternative to UKPN presented the worst visual impact on the surrounding area and taking the residents view in mind we preferred that site be moved back from the roadside towards an established wood that in itself would provide some natural screening (other man-made screening would be necessary) It was possible to fulfill this choice of setting by negotiating a saving in not having to channel a large amount of cabling underground. Whilst additional pylons were necessary it still resulted in the less intrusive of locations. This then left a further issue – that of flooding. The difference between the two locations being a 1:50 yr (UKPN preferred site) as opposed to a 1:100yr (Landowner preference) - (Environment Agency Website statistics) With local knowledge we are endeavoring to speak with the E/A to re-establish the category as statistics are not an exact science and the two locations are so close to each other. The meeting appeared to be positive and UKPN are now aware of the feeling of the Parish Council although further discussion will be necessary with the landowner. Cllr

Lead Cllr  
Barbara Grandi

Rodd Nelson Gracie, Borough Councillor has a meeting with the Head of Development Control at MBC in the next few days, we await feedback but will take a proactive role, given the parameters we have to work within.

**02.12.3. Declarations of Interest**

None declared

**02.12.4. Finance**

DATE	CHEQUE NO	PAYEE	AMOUNT
27.02.12	100669	Action with Communities in Rural Kent	£65.00
27.02.12	100670	Soc of Local Concl Clerks	£97.00

Clerk

**02.12.5. Planning**

Lead Cllr Will Bates

**02.12.5.1.**

**12/0055**

**THE RIDINGS**

**CLAYGATE**

**MARDEN**

An application for discharge of conditions relating to MA/08/1668 (Erection of replacement dwelling) being details of condition 4, boundary treatments, condition 5 – landscape, condition 9 – code for sustainable homes.

Other conditions not shown on the MBC Planning Website.

(9) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation; Reason: To ensure a satisfactory setting and external appearance to the development in accordance with policies SS8, EN1 and QL1 of the Kent and Medway Structure Plan 2006.

**02.12.5.2**

**Approved/Granted**

**12/0097**

**OVERHEAD LINE, CLAYGATE**

**MARDEN, KENT**

A consultation with Maidstone Borough Council by Babcock Networks Ltd on Behalf of UK Power Networks for the erection of additional poles within an existing line as shown on drawing number M10018.4291 received on 23/01/12.

**02.12.5.3**

**Listed Building Consent**

**MA/12/0173**

**MOAT FARM**

**COLLIER STREET**

Listed building consent application for works involved in the conversion of the barn to residential use.

The Parish Council has no objection in principle to this application but wish to make the following comments:

1. The access route (Oast and Cottage entrance) should be increased to provide sufficient width for passing vehicles.
2. The Communal Refuse Area by the gate should be screened by trees or other landscaping on the 'cottage side'.
3. There appears to be an overlooking issue to the cottage from the window of the converted Oast.
4. We are concerned with the long term maintenance in respect of the pond and the fabric of The Oast and cowlings.

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**02.12.5.4**  
**Full Planning Permission**  
**MA/12/0172**  
**MOAT FARM**  
**COLLIER STREET**

Residential conversion of oast and Grade 2 listed barn to provide 5 no. dwellings including use of existing outbuildings for garage and ancillary residential use, parking and landscaping.

The Parish Council has no objection in principle to this application but wish to make the following comments:

1. The access route (Oast and Cottage entrance) should be increased to provide sufficient width for passing vehicles.
2. The Communal Refuse Area by the gate should be screened by trees or other landscaping on the 'cottage side'.
3. There appears to be an overlooking issue to the cottage from the window of the converted Oast.
4. We are concerned with the long term maintenance in respect of the pond and the fabric of The Oast and cowlings.

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**02.12.6. Next Meeting of the Finance and Development Control Meeting**

**26 March 2012**

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