



THURNHAM PARISH COUNCIL

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To all Members of the Parish Council.

Notice is hereby given to Members of Thurnham Parish Council, that the next Meeting of the Parish Council is to be held on Monday 20th October 2025 at the Tudor Park Hotel, Ashford Road, Thurnham, commencing at 7.30pm.

Members are summoned to attend.

Agenda

1. Apologies.

Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 85(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted.

2. Parish Councillor Vacancy.

To consider any applications for Co-option.

3. Declaration of Interests.

To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers.

To consider any Dispensation requests received by the Parish Clerk and not previously considered.

4. Minutes from last Parish Council Meeting.

To consider the minutes of the previous meeting and if in order sign as a true record.

5. Matters arising from the Minutes.

To consider any matters arising.

6. Public Participation.

To discuss any questions received by members of the public.

7. Clerks Report.

To receive the Clerks Report.

8. Devolution and MBC Community Governance Review.

To receive an update on Devolution and the MBC Community Governance Review.

9. External Reports:

- a) To receive the MBC Ward Councillor's Report.*
- b) To receive the KCC Councillor's Report.*
- c) To receive the Police Report.*
- d) To receive Parish Councillors Reports.*

10. St Marys Church.

To receive a report on St Marys Church.

11. Financial Matters:

a) Financial Statement.

To receive and approve the financial statement and payments.

b) 2024/2025 Audit Conclusion.

To note the conclusion of the 2024/2025 Audit and the publication of this on the Parish Councils website in line with the Audit Regulations.

c) Request for Financial Donation re St Marys Church Fundraising.

12. Planning Matters:

a) Planning Application Received

25/502765/FULL - Longton Manor Stockbury Valley Stockbury Kent

Amended Details - Change of use of land for the stationing of 9(No) static caravan pitches, to be occupied by Gypsy and Traveller families, with associated hard surfacing/parking (part retrospective. Resubmission of 25/500261/FULL)

b) MBC Planning Decisions

25/502834/FULL

Thornham Friars Pilgrims Way Thurnham Kent ME14 3LN

Erection of a car barn. Installation of cast iron railings to the perimeter wall; new perimeter wall with electrically operated sliding gates; conversion of a stable block into ancillary annexe accommodation; conversion of garden shed into a workshop, outdoor bar and log store; erection of a pavilion; retrospective permission for a greenhouse, Dormer window repair to north elevation of main house (revised scheme 22/501954/FULL).

Application Permitted

25/502835/LBC

Thornham Friars Pilgrims Way Thurnham Kent ME14 3LN

Listed Building Consent for internal and external alterations comprising of installation of cast iron railings to the perimeter wall; new perimeter wall with electrically operated sliding gates; dormer window repair to north elevation of main house. (Amended scheme to listed building consent 22/501955/LBC).

Application Permitted

c) Other Planning Matters.

Cobham Manor Equestrian Centre - redevelopment and request for meeting

I am writing to Thurnham Parish Council on behalf of Michelle Jarvis and Peter Sands who own the Cobham Manor Equestrian Centre. As you will be aware, an application for the redevelopment of the site was refused by Maidstone BC earlier this year. Whilst there were 9 reasons for refusal, only reason 1 was the main reason for refusing the application with all other reasons being resolved or work being undertaken by us to resolve prior to the refusal.

Since then, we have completed pre-application discussions with MBC during the summer which were positive in terms of the layout and amount of development subject to managing the scale and height of the development. We have now begun devising a new scheme which takes a more traditional farmstead approach. In summary, there is no longer any private stables included in the proposal and the scheme seeks permission for seven dwellings. This will comprise 1 storey, 1.5 storey and 2 storey buildings with the appearance of being former stables, barns and farmhouse.

As part of the preparation of a new application, we were hoping the Parish Council would like to meet with us and undertake a site visit. Would the parish council be available w/c 10th November for a site visit, preferably the 13th or 14th November? We would also attend the Parish Meeting on 17th November to present the scheme in detail.

13. Highway & PROW Matters.

a) *To consider general highway and PROW matters.*

To receive an update on the Highways and PROW matters.

b) *HIP (Highways Improvement Plan).*

To receive an update on the Highways Improvement Plan.

14. Future Agenda Items.

To consider any future items.

15. Date next Meeting – November 2025

S Babington

Mrs S Babington
Parish Clerk