



# **THURNHAM PARISH COUNCIL**

**Parish Clerk: Mrs Sherrie Babington**  
**4 Birkhall Close, Walderslade, Chatham,**  
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To all Members of the Parish Council.

*Notice is hereby given to Members of Thurnham Parish Council, that the Annual Statutory Meeting of the Parish Council is to be held on Monday 19<sup>th</sup> June 2023 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 Vacancies.**

*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 as follows:*

**8. 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.

9. **Joint Parish Group & Local Plan.**

*To receive a report on the Coordinating Group and Local Plan.*

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 – Report in meeting papers.*

b) To consider a Grant request from Bearsted Parish Council.

c) 2022/2023 Accounts and AGAR.

To. Insider and approve the 2022/23 Accounts and AGAR as follows:

- i. To approve the Annual Governance Statement for 2022/23, Section 1 of the Annual Return for the year ending 31 March 2023. The Chair of the meeting and the Clerk to sign.
- ii. To approve the Statement of Internal Control in support of the Annual Governance Statement and Accounting Statements for 2022/23, Section 2 of the Annual Return for the year ending 31 March 2023 and the supporting Bank Reconciliation as of 31 March 2023 and if necessary, the explanation of the significant variations from last year (2021/22) to this year (2022/23) and the explanation of any difference between Box 7 and Box 8 on Section 2 to be sent to the External Auditor. The Chair of the meeting to sign.

12. **Planning Matters:**

a) Planning applications to consider.

23/502371/FULL Oakridge House Crismill Lane Bearsted Kent ME14 4NT  
Erection of raised decking over sloping embankment (Part retrospective).

23/502387/REM Land at Woodcut Farm Ashford Road Hollingbourne Kent ME17 1XG  
Approval of Reserved Matters (appearance, landscaping, layout, and scale being sought) for Phase 3 for creation of 8,597 sqm of industrial floorspace (Use Class B8), comprising of three units (A10, A11 and A12) pursuant to 21/506790/OUT.

23/502240/FULL Scammell Lodge Friningham Detling Maidstone Kent  
Removal of existing mobile homes, workshops and stores, erection of 3 x commercial units for Classes B2 (general industry), B8 (storage and distribution) and E(g)(ii) light industry with associated parking and landscaping.

b) MBC Planning Decisions

23/501593/FULL

The Meadowlarks Birkdale Lane Weaving Maidstone Kent ME14 5FX  
Demolition of existing single garage and erection a double garage attached to existing bungalow.  
Application Permitted

23/501379/FULL

2 Mamignot Close Thurnham Maidstone Kent ME14 4PT

Erection of a first-floor side extension with pitched roof including windows to the front, rear and side to match existing.

Application Refused

The Council hereby REFUSES Planning Permission for the above for the following Reason(s):

(1) The proposed first-floor side extension would cause visual harm to the character and appearance of the streetscene. It would significantly reduce the existing gap at first floor level between the application property and No.3 Mamignot Close which would upset the prevalent pattern and rhythm of development along Mamignot Close and erode the relief and sense of spaciousness that the gap at first floor level currently provides. To permit the development would therefore be contrary to the National Planning Policy Framework 2021, Policies DM1 and DM9 of the Maidstone Borough Local Plan 2017 and the design guidance set out in the Council's adopted Residential Extensions Supplementary Planning Document.

(2) The proposed first floor extension would by reason of its proximity to the boundary, height, bulk, and mass, together with the position of front facing windows to No.3 Mamignot Close and the staggered relationship, would cause an unacceptable loss of outlook and represent an overbearing and overshadowing form of development harmful to the residential amenities to the occupiers of this neighbouring property, contrary to the National Planning Policy Framework 2021, Policies DM1 and DM9 of the Maidstone Borough Local Plan 2017 and the design guidance set out in the Council's adopted Residential Extensions Supplementary Planning Document.

23/501080/FULL

Gorse Tor Detling Hill Detling Kent ME14 3JG

Demolition of existing residential dwelling and all ancillary outbuildings and erection of a replacement detached dwelling with ancillary parking, cycle, and bin storage.

Application Withdrawn

23/500425/FULL

2 Popes Wood Thurnham Maidstone Kent ME14 3PW

Erection of a garden sauna building in back garden. (Retrospective)

Application Permitted

23/501754/AGRIC

Friningham Farm Detling Hill Maidstone Kent ME14 3JD

Prior Notification for the erection of a steel portal framed agricultural building. For its prior approval to: - Siting, design, and external appearance.

Prior Approval Granted

23/501478/FULL

Thornham Friars Pilgrims Way Thurnham Maidstone Kent ME14 3LN

Erection of a car barn and alterations to utility roof; 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 (revised scheme to 22/501954/FULL).

Application Permitted

23/501479/LBC

Thornham Friars Pilgrims Way Thurnham Maidstone Kent ME14 3LN

Listed Building Consent for internal and external alterations comprising of erection of a car barn and alterations to utility roof; 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; permission for retention of a greenhouse (revised scheme to 22/501955/LBC).

Application Permitted

22/505341/SUB

Glenrowan House Roundwell Bearsted Kent ME14 4HL

Submission of Details pursuant to condition 1 (Site Development Scheme) of Application 22/503337/FULL.

Application Permitted

c) Other Planning Matters.

Public Consultation on draft Kent Minerals and Waste Local Plan 2024-39 Further Proposed Changes Consultation Document (Regulation 18)

Public Consultation on draft Kent Mineral Sites Plan Including Details of Nominated Hard Rock Site (Regulation 18)

13. Highway & PROW Matters.

a) To consider general highway and PROW matters.

We are upgrading our Gas Network – Ware Street Area, Bearsted, Maidstone

*We are writing to let you know about our project to upgrade our gas network in the Ware Street area of Bearsted. This work will upgrade our old metal gas mains and services with new plastic pipe. This essential work will ensure your community continues to receive a safe and reliable gas supply.*

*In consultation with Kent County Council our contractor, WCB Utilities who will be completing this project on our behalf, will start work in Ware Street during the week beginning 26th June.*

*Due to the position of the pipes in the road, and to ensure the safety of everyone around our worksite we will need to close some of the roads around our works area. While the roads are closed, there will be signed diversion routes in place and vehicular access will be maintained for residents and businesses where it is safe to do so.*

*The closures are currently programmed for the dates below, any changes to these will be publicised via <https://one.network/uk> and by advance warning signs placed at the closure points 2 weeks before work is due to start.*

*Ware Street: From week beginning 26th June with an estimated end date of 4th September. We will be working from the junction with Averanches Road to the junction with Thurnham Lane. As we move along the road, we will also need to close Hog Hill and then Yeomans Lane at their junctions with Ware Street.*

*Thurnham Lane: From 31st July with an estimated end date of 4th September. We will be working from the junction with Ware Street to the railway bridge.*

*We understand that people can get frustrated by roadworks, and therefore we only use traffic management that we feel is efficient enough to complete these works safely for ourselves and the public.*

*We are writing to residents and other local stakeholders to make them aware of our project and explain the details of our work. Please feel free to also share this information with anyone you think may be impacted by our project.*

*b) HIP - Quiet Lanes Initiative.*

*To receive an update on the Quiet Lanes Initiative.*

*Cllr Smith to update.*

**14. Future Agenda Items.**

*To consider any future items.*

**15. Date next Meeting – Monday 17<sup>th</sup> July 2023**

*S Babington*

Mrs S Babington  
Parish Clerk