

The Minutes of the Meeting of Thurnham Parish Council held on 17<sup>th</sup> October 2022.  
Held at the Marriott Tudor Park Hotel, at 7:30pm.

*Councillors present:*     *Duncan*  
                                      *Skinner*  
                                      *Shelley*  
                                      *Smith*  
                                      *Stark*  
                                      *Wise*

*Also: Mrs Babington, Clerk and Members of the public.*

*The meeting was chaired by Parish Cllr Skinner.*

1. Apologies.

Apologies were received, and reasons for absence accepted from Cllr Baigent, Horne, Dunlop, and KCC Councillor Shellina Prendergast.

2. Declaration of Interest.

No interests were declared.

3. Minutes of the previous Meeting.

The Minutes of the previous meeting were circulated to all members.

It was proposed by Cllr Stark to accept these as a true record, this was seconded by Cllr Shelley and agreed by all present.

The Minutes were then signed and dated by the Chairman of the meeting.

4. Matters arising from the Minutes.

Noticeboard – It was reported that the new noticeboard had been delayed and when available would be delivered to Cllr Shelley.

5. Public Comments and Observations.

The Green Party Candidate, Steven Thompson, attended the meeting and spoke regarding Thurnham matters.

6. Clerk's Report.

The Clerk's Report was noted by members.

Tri Parish Group Meeting request:

Detling Parish Council had asked for the Tri Parish Meetings to be restarted between Stockbury, Detling and Thurnham.

A meeting has been arranged for Thursday 27 October at 11am at The Harrow, Stockbury.

The Chairman asked the Clerk to respond stating he was able to attend a virtual meeting out of working hours.

*Action: Clerk to action.*

**7. External Reports.**

a. MBC Ward Councillors Report.

MBC Councillor de Wiggondene-Shepperd was not present at the meeting.

b. KCC Councillors Report.

KCC Councillor Shellina Prendergast gave her apologies to the meeting.

c. Police Report.

No police report was given.

d. Liaison with external parties

Cllr Stark reported on the progress of the King George V Memorial Hall.

**8. Joint Parish Group/Local Plan.**

No matters were reported.

**9. Saint Mary's Church.**

It was reported that the Classic Car Show held to benefit the Church had raised over £2000 and had been a great success.

Cllr Smith reported on the financial position of the church. He stated that regular services were now being held.

It was agreed that Cllr Smith would lay the wreath on behalf of the Parish Council at the Remembrance Service.

**10. Financial Matters.**

a. Financial Statement.

The financial statement was circulated to all members for consideration. This was proposed by Cllr Shelley, seconded by Cllr Stark, and agreed by all present.

**11. Parish Council Committee Reports.**

a. Planning Matters.

22/504554/TPOA Oakridge House Crismill Lane Bearsted Kent ME14 4NT  
TPO application: Height reduction of one Poplar as shown in photograph within tree pruning information document (Approx 25m tall and 5m wide currently); Crown reduction of one Oak as shown in photograph within tree pruning information document (Approx 18m high and 12-15m wide currently).

MBC Planning Decisions

22/503337/FULL

Glenrowan House Roundwell Bearsted Kent ME14 4HL

Conversion of home office/storage building with insertion of roof lights and changes to fenestration to create a separate dwelling with amenity space and parking (Part retrospective) (Resubmission of 22/501425/FULL)

**Application Permitted**

22/503112/FULL

Bangor Weaving Street Weaving Maidstone Kent ME14 5JS

Loft Conversion with new roof, a side dormer and solar panels. Erection of a single storey rear extension with 1no. roof light. (Resubmission of 22/501340/FULL)

**Application Permitted**

22/502934/FULL

Land Adjoining Little Dane Thurnham Lane Thurnham Maidstone Kent ME14 3LG

Demolition of existing structure and conversion of existing storage barn to residential dwelling with associated parking, landscaping and private amenity space (resubmission of 21/504914/FULL).

**Application Refused**

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

(1) *The proposed development, by virtue of its poor design, would cause harm to the significance of the building to be converted into a dwelling, a non-designated heritage asset: and The Church of St Mary the Virgin, a Grade I listed building. This harm is not considered to be outweighed by any public benefits and the proposed development would therefore be contrary to policies DM1, DM4, SP18 and DM31 of the Maidstone Local Plan (2017); and paragraphs 195, 197, 199, 201, 202 and 203 of the National Planning Policy Framework (2021).*

(2) *The identified former wartime building proposed to be demolished on the site is considered to be non-designated heritage asset, and the direct and indirect effects of the proposed development on the significance of this building should be taken into account in determining the application. The submission has failed to define the potential interest and significance of this building and so it has not been possible to make a balanced judgement on the scale of any harm or loss, and the significance of this non-designated heritage asset. The development would therefore be contrary to policies DM1, DM4 and SP18 of the Maidstone Local Plan (2017); and paragraphs 194, 197 and 203 of the National Planning Policy Framework (2021).*

(3) *The proposal, by virtue of its poor design, would harmfully consolidate urbanising development in the rural landscape and would therefore fail to conserve and enhance the distinctive landscape and scenic beauty of the Kent Downs Area of Outstanding Natural Beauty, as well as the intrinsic character and beauty of the countryside hereabouts. This harm caused to this nationally designated landscape of the highest value would be contrary to policies SS1, SP17, DM1, DM5 DM30 and DM31 of the Maidstone Local Plan (2017); paragraphs 130, 134, 174 and 176 of the National Planning Policy Framework (2021); and the aims of the Kent Downs AONB Management Plan (2021-26).*

*(4) The application has failed to demonstrate that every reasonable attempt has been made to secure a suitable business re-use for the application site building, contrary to policy DM31 of the Maidstone Local Plan (2017).*

*(5) The proposed dwelling would be far removed from basic services and facilities and the application site is not, and cannot reasonably be made, accessible by sustainable modes to Maidstone urban area, a rural service centre or larger village. The development would therefore result in future occupants of the site being reliant on the private motor vehicle to travel for access to day-to-day needs. There is no Local Plan policy justification for a new dwelling in this location, and this reliance would be contrary to the aims of sustainable development as set out in policies SS1, DM1 and DM5 of the Maidstone Local Plan (2017) and the aims of the National Planning Policy Framework (2021).*

*(6) The submission has failed to demonstrate that the proposal would not adversely harm the longevity and amenity value of the Beech tree that is subject to Tree Protection Order no.4 of 1995 (designated as T5); and it has failed to identify this tree as a veteran tree and provide it with the level of protection required for such trees, as required by Natural England and as set out in paragraph 180 of the National Planning policy Framework (2021). The potential loss of this tree (either immediately or through long term decline in health as a result of the development's associated works) would have an adverse impact on the character and appearance of the countryside hereabouts that falls within the Kent Downs Area of Outstanding Natural Beauty, and there is no appropriate mitigation for the potential loss of this tree. The proposed development would therefore be contrary to policies SP17, DM1, DM3 and DM30 of the Maidstone Borough Local Plan (2017); the advice in BS5837:2012 'Trees in relation to construction - Recommendations'; and the aims of the National Planning policy Framework (2021).*

*(7) The submission has failed to demonstrate that the proposed change of use would not lead to undesirable living conditions and pressure from future occupiers to fell or inappropriately prune the veteran Beech tree that is subject to Tree Protection Order no.4 of 1995 (designated as T5). This future pressure for removal and inappropriate pruning would reduce the Beech tree's longevity and amenity value, and the potential loss of this tree would have an adverse impact on the character and appearance of the countryside hereabouts that falls within the Kent Downs Area of Outstanding Natural Beauty. The proposed development would therefore be contrary to policies SP17, DM1, DM3 and DM30 of the Maidstone Borough Local Plan (2017); the advice in BS5837:2012 'Trees in relation to construction - Recommendations'; and the aims of the National Planning policy Framework (2021)*

21/506239/OUT

Glenrowan House Roundwell Bearsted Maidstone Kent ME14 4HL

Outline application for erection of 2(no) dwellings (Matter of access being sought with all other matters reserved for future consideration).

**Application Refused**

*The Council hereby REFUSES Planning Permission for the above for the following Reason(s):*  
 (1) *The erection of two houses on the application site would result in an urbanising form of development that would cause harm to the character and appearance of the countryside and harm the setting of the Kent Downs Area of Outstanding Natural Beauty, and any benefits associated with the proposal would not outweigh this harm and there is no justification to depart from the Local Plan. The development would therefore be contrary to policies SS1, SP17, DM1 and DM30 of the Maidstone Local Plan (2017); the aims of the National Planning Policy Framework (2021); and the Council's Landscape Character Assessment (2012 amended July 2013) and Landscape Capacity Study: Sensitivity Assessment (Jan 2015).*

20/506149/FULL

Scammell Lodge Friningham Detling ME14 3JD

Demolition of existing commercial buildings and erection of 3no. replacement buildings for use within Classes B2 (general industry), B8 (storage and distribution) and E(g)(ii) light industry, including ancillary parking facilities; improvements to access road, improvement to the junction with the A249, boundary fencing and landscaping.

**Application Permitted**

22/503656/SUB

Nether Cottage Ashford Road Bearsted Kent ME14 4NL

Submission of details pursuant to condition 12 (external lighting) in relation to planning permission 21/505494/FULL.

**Application Permitted**

22/503534/FULL

9 Creve Coeur Close Thurnham Maidstone Kent ME14 4PR

Erection of a first-floor side extension including changes to fenestration.

**Application Permitted**

22/503092/FULL

The Moorings Firs Lane Hollingbourne Kent ME17 1XJ

Demolition of timber shed and erection of a detached 4-bedroom dwelling and carport.

**Application Refused**

*The Council hereby REFUSES Planning Permission for the above for the following Reason(s):*  
 (1) *The proposed development by virtue of its bulk, scale, layout and domestic appearance in the rural location, fails to respond to, or enhance, the local character and distinctiveness of the area. The proposal would therefore cause unacceptable harm to the character and appearance of the countryside therefore, contrary to Policies SS1, SP17, DM1 and DM30 of the Maidstone Local Plan (2017) and the National Planning Policy Framework (2021).*

b. Highway Matters.

Cllr Stark reported that road works on Ashford Road were currently being undertaken.

Cllr Smith reported that he would attend a joint meeting with Bearsted Parish Council to discuss joint highway matters.

c. Quiet Lanes Scheme.

Cllr Smith updated members on the progress of the Quiet Lane Scheme and the Highways Improvement Plan (HIP). He stated that KCC have now changed structure, he asked the Clerk to establish the current status of the HIP and arrange a meeting to try to take this forward.

***Action: Clerk to action.***

12. Parish Council Publicity.

Members discussed ways in which the Parish Council could promote itself within the parish and the following was agreed:

- Periodic newsletter/Annual Report
- Encourage resident to sign up to the website's news and update emails.
- Update noticeboard with sign up notice for website.

13. Heritage Award.

Possible recipients for the Award were discussed.

14. Future Agenda Items.

Community Award.

15. Date of next Meeting.

21<sup>st</sup> November 2022.

There being no further business to discuss the meeting was closed to the press and public at 8.51pm.

Signed.....

Dated.....