



## **THURNHAM PARISH COUNCIL**

Parish Clerk: Mrs Sherrie Babington  
4 Birkhall Close, Walderslade, Chatham,  
Kent, ME5 7QD  
Telephone: 01634 867173  
Email: [clerk@thurnhamparishcouncil.gov.uk](mailto:clerk@thurnhamparishcouncil.gov.uk)

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 20<sup>th</sup> January 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. **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. **St Marys Church.**

*To receive a report on St Marys Church.*

10. **Financial Matters:**

a) **Financial Statement.**

*To receive and approve the financial statement and payments.*

b) **2025/2026 Budget and Precept.**

*To consider the 2025/2026 Draft Budget. The Precept figure will need to be approved by the end of January 2025.*

11. **Planning Matters:**

a) **Planning Application Received**

*24/505137/FULL - Cobham Manor Riding Centre Water Lane Thurnham*

*Demolition of existing livery yard and construction of 7(no) dwellings with associated car barns/garages, private stables, car barn for Cobham Manor Hall, landscaping, access and associated works.*

*24/505132/TPOA - Land Adjacent to Clayswood Thurnham Lane Thurnham*

*TPO application to carry out works to various trees as defined in the Woodland Management Plan.*

*24/505134/FULL - 33 Barty Way Thurnham Kent ME14 4GB*

*Erection of a single storey rear extension and partial garage conversion (retrospective). Insertion of a new side window to staircase on first floor.*

*24/505261/FULL - Thornham Friars Pilgrims Way Thurnham Kent ME14 3LN*

*Internal and external alterations comprising of: 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; erection of a detached car barn; reinstatement of driveway with rebuilt brick piers and new gate access; new parking area; replacement timber windows to rear elevation with timber painted, leaded windows; dormer window repair to north elevation of main house, installation of secondary glazing throughout the remainder of the property; installation of extractor fans to all bathrooms and en-suites, (revised scheme to 23/501478/FULL).*

*24/505310/FULL - 6 Barty Way Thurnham Kent ME14 4GB*

*Conversion of existing loft into habitable space with the installation of 5no. roof lights.*

b) **MBC Planning Decisions**

*24/504278/FULL*

*2 Caring Lane Bearsted Kent ME14 4NJ*

*Erection of two storey rear extension. Loft conversion to habitable space with rear dormer and raised gables with rooflights to front. Pitched roof to existing garage.*

*Application Refused*

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

*(1) The proposed two-storey rear extension constitutes poor design and would be a disproportionately large and overwhelming addition which would result in a building of excessively bulky, unattractive, incongruous and blocky appearance; added to which,*

the two additional front roof lights (over and above the three previously approved) would appear cramped and give a cluttered appearance to the front elevation. This would be harmful to the character, appearance and form of the host dwelling, which in turn would cause significant harm to the character and appearance of the rural street-scene of which it forms a part. To grant planning permission would therefore be contrary to Policies LPRSP9, LPRSP15, LPRQD4 and LPRHOU11 of the Maidstone Borough Council Local Plan Review 2021-2038, the adopted design guidance set out in the Council's Residential Extensions Supplementary Planning Document (2009) in particular paragraphs 5.15, 5.25 and 5.26, and the national planning policy set out in The NPPF (December 2024).

24/504247/SUB

Gorse Tor Detling Hill Detling Maidstone Kent ME14 3JG

Submission of details pursuant to conditions 6 (biodiversity mitigation and enhancement plan), 8 (hard and soft landscaping), 10 (decentralised and renewable or low-carbon sources of energy), and 18 (biodiversity enhancement), subject to application 24/501730/FULL.

Application Permitted

24/503212/FULL

Friningham Farm Friningham Detling Kent ME14 3JD

Retrospective application for the change of use of agricultural buildings to Use Class B2 (general industrial), B8 (storage or distribution) and F1 (learning and non-residential institutions) along with the addition of an area of hardstanding.

Application Refused

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

(1) The planning application has failed to demonstrate the acceptability of the development in relation to highway safety, including sufficient up to date supporting information, contrary to the aims of policies LPRTRA2, LPRQD5 and LPRSP15 of the Maidstone Local Plan Review (2024); and paragraph 115 of the National Planning Policy Framework (2023)

c) Other Planning Matters.

The Tree Preservation Order No.5013/2024/TPO

Location: Glenrowan House Roundwell Bearsted Kent ME14 4HL

The Maidstone Borough Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order

Citation

1. This Order may be cited as Maidstone Borough Council Tree Preservation Order No. 5013/2024/TPO Glenrowan House Roundwell Bearsted Kent ME14 4HL

Interpretation

2. (1) In Maidstone Borough Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

*(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall*

*(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or  
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.*

*Application to trees to be planted pursuant to a condition*

*4. In relation to any tree identified in the first column of the Schedule by letter C being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), This Order takes effect as from the time when the tree is planted.*

**12. Parish Council Annual Report.**

**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 – Monday 10<sup>th</sup> February 2025**

*S Babington*

Mrs S Babington  
Parish Clerk