



THURNHAM PARISH COUNCIL

Parish Clerk: Mrs Sherrie Babington
4 Birkhall Close, Walderslade, Chatham,
Kent, ME5 7QD
Telephone: 01634 867173
Email: 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 15th April 2024** 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. **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.

3. **Minutes from last Parish Council Meeting.**

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

4. **Matters arising from the Minutes.**

To consider any matters arising.

5. **Public Participation.**

To discuss any questions received by members of the public.

6. **Clerks Report.**

To receive the Clerks Report.

7. **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.

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

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

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) 2023/2024 Accounts and AGAR.

To receive and consider the 2023/2024 Annual Accounts and AGAR.

11. **Planning Matters:**

a) Planning applications to consider.

No applications to consider.

b) MBC Planning Decisions

23/505276/FULL

Longton Manor Stockbury Valley Stockbury Kent ME9 7QN

Change of use of land for stationing of 15(no) static caravan pitches, to be occupied by Gypsies and Traveller families, with associated hard surfacing/parking. (part retrospective).

Application Refused

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

(1) The submission, by virtue of its scale, layout and location, and the removal of Ancient Woodland within the site, would harmfully consolidate sporadic and urbanising development in the area, resulting in a development that would not positively recognise the intrinsic character and beauty of the countryside hereabouts. This failure to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape would be contrary to policies SP17, DM1, DM15 and DM30 of Maidstone Local Plan (2017); policies LPRSP9, LPRSP15, LPRHOU8, and LPRQD4 of the emerging Local Plan (2021-2038); the Council's Landscape Character Assessment (2013); the Kent Downs AONB Management Plan; and the aims of the National Planning Policy Framework (2023).

(2) Within the application site there has been the direct loss of ancient woodland, an irreplaceable habitat. There are not considered to be any wholly exceptional reasons for this loss, and the submission is not accompanied by a suitable compensation strategy to adequately mitigate against this loss of Ancient Woodland. On this basis, the submission is contrary to policies DM1 and DM3 of the Maidstone Local Plan (2017); policies LPRSP14(A) and LPRSP15 of the emerging Local Plan (2021-2038); the aims of the National Planning Policy Framework (2023); and Natural England's and Forestry Commission's Standing Advice on ancient woodland.

(3) The submission does not provide an appropriate 15m buffer zone around the development, separating any development from the ancient woodland; and the

submission has failed to demonstrate that the development would not result in the further loss or deterioration of ancient woodland, an irreplaceable habitat, contrary to policies DM1 and DM3 of the Maidstone Local Plan (2017); policies LPRSP14(A) and LPRSP15 of the emerging Local Plan (2021-2038); the aims of the National Planning Policy Framework (2023); and Natural England's and Forestry Commission's Standing Advice on ancient woodland.

(4) The submission has failed to provide any details regarding how the development, through integrated design, would improve biodiversity in and around development; and there is no evidence to suggest that the development would secure measurable net gains for biodiversity. On this basis, the submission is contrary to policies DM1 and DM3 of the Maidstone Local Plan (2017); policies LPRSP14(A), LPRSP15 and LPRHOU8 of the emerging Local Plan (2021-2038); and the aims of the National Planning Policy Framework (2023).

(5) The submission has failed to demonstrate the acceptability of the development in relation to highway safety. This would be contrary to the aims of policy DM1 of the Maidstone Local Plan (2017); policies LPRSP15 and LPRHOU8 of the emerging Local Plan (2021-2038); and paragraph 115 of the National Planning Policy Framework (2023).

c) Other Planning Matters.

Adoption of the Maidstone Borough Local Plan Review

The Maidstone Borough Local Plan Review and associated Policies Map were adopted by the Council at its meeting on 20th March 2024. The Local Plan Review provides a comprehensive planning framework for the borough for the period 2021 to 2038.

The Maidstone Borough Local Plan Review replaces the Maidstone Borough Local Plan (2017), however, some of the adopted Local Plan 2017 policies are still relevant and have been retained. With the adoption of the Local Plan Review, the Development Plan for the Borough now comprises.

- Maidstone Borough Local Plan Review 2021-2038 (2024)
- Kent Minerals and Waste Local Plan 2013-30 as amended by Early Partial Review (2020)
- Kent Mineral Sites Plan (2020)
- North Loose Neighbourhood Plan 2015-2031 (2016)
- Loose Neighbourhood Plan 2018-2031 (2019)
- Marden Neighbourhood Plan 2017-2031 (2020)
- Staplehurst Neighbourhood Plan 2016-2031 (2020)
- Lenham Neighbourhood Plan 2017-2031 (2021)
- Boughton Monchelsea Neighbourhood Plan 2021-2031 (2021)
- Otham Neighbourhood Plan 2020-2035 (2021)

Planning legislation requires that decisions on planning applications should be made in accordance with the Development Plan unless there are other, relevant planning reasons that mean an alternative decision should be made.

You can view the adopted Local Plan Review, Policies Map, Adoption Statement, Final Sustainability Appraisal (incorporating Strategic Environmental Assessment) and Sustainability Appraisal Adoption Statement on the Council's website here; <https://localplan.maidstone.gov.uk/home/local-plan-review>.

12. **Highway & PROW Matters.**
 - a) To consider general highway and PROW matters.
 - b) HIP (Highways Improvement Plan).
To receive an update on the Highways Improvement Plan.
13. **Future Agenda Items.**
To consider any future items.
14. **Annual Meeting of the Parish.**
To agree the date for the Annual Meeting of the Parish.
15. **Date next Meeting – Monday 20th May 2024**

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Mrs S Babington
Parish Clerk