

The Minutes of the Meeting of Thurnham Parish Council held on 17th March 2025.
Held at the Tudor Park Hotel, at 7:30pm.

Councillors present: **Duncan**
 Dunlop
 Shelley
 Waters
 Wise

Also: Sherrie Babington, Parish Clerk

In the absence of both the Chairman and Vice Chairman, the meeting was Chaired by Cllr Shelley.

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.

Apologies and reasons for absence were received from Cllrs Smith (holiday), Skinner (work), Stark (illness) these were accepted.

Apologies were also received from MBC Cllrs Jones, Naghi, Thompson and KCC Cllr Prendergast.

2. Parish Councillor Vacancy.

To consider any applications for Co-option.

No applications to consider.

3. Declaration of Interest.

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.

No interests were declared.

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

No dispensations were considered.

4. Minutes of the previous Meeting.

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

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

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

5. Matters arising from the Minutes.

There were no matters arising.

6. Public Participation.

To discuss any questions received by members of the public.

No matters were raised.

7. Clerks Report.

The Clerk's Report was received and noted.

8. External Reports:

a. To receive the MBC Ward Councillor's Report.

Ward Councillors Thompson, Naghi and Jones gave their apologies to the meeting.

A written report was received from Ward Councillor Thompson in his absence.

b. To receive the KCC Councillor's Report.

Apologies were received from KCC Cllr Prendergast.

c. To receive the Police Report.

No police attended the meeting and no report was submitted.

d. To receive Parish Councillors Reports.

No matters were reported.

9. St Marys Church.

To receive a report on St Marys Church.

No matters were reported.

10. Financial Matters:

a. Financial Statement.

To receive and approve the financial statement and payments.

The financial statement was circulated to all members and was proposed by Cllr Shelley, seconded by Cllr Wise, and agreed by all present.

11. Planning Matters:

a. Planning Application Received

No applications to consider.

b. MBC Planning Decisions

24/503384/SUB

Scammell Lodge Friningham Detling Kent ME14 3JD

Submission of details pursuant to conditions 8 - External Materials and 11 - Biodiversity Enhancements, Subject to 20/506149/FULL

Application Refused

The Council hereby REFUSES the detail(s) reserved by the Condition(s) as listed above for the following Reason(s):

(1) Details of following conditions are REFUSED:

Condition 8 (External Materials): the materials submitted do not correspond with the parent application.

24/505310/FULL

6 Barty Way Thurnham Kent ME14 4GB

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

Application Permitted

24/505262/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; 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; erection of 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 23/501479/LBC).

Application Refused

The Council hereby REFUSES listed building consent for the above for the following Reason(s):

(1) Due to the demolition and re-alignment of the existing brick piers, which are considered to be curtilage listed, and their incorporation into an entrance feature of suburban character, the proposed works would harm the significance of the curtilage listed piers, contrary to policies LPRSP14(B) and LPRENV1 of the Maidstone Local Plan Review (2021-2038) 2024 and paragraphs 202, 212, 213 and 215 of the National Planning Policy Framework. There are not considered to be any public benefits which would outweigh the harm.

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).

Application Refused

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

(1) The proposed demolition and realignment of the existing curtilage listed brick piers to facilitate vehicle access and erection of associated walls and gates would harm the significance of the curtilage listed piers and be out of character with, and harmful to, the setting of grade II listed Thornham Friars, contrary to policies LPRSP14(B) and LPRENV1 of the Maidstone Local Plan Review (2021-2038) 2024 and paragraphs 202, 212, 213 and 215 of the National Planning Policy Framework. There are not considered to be any public benefits which would outweigh the harm.

(2) Due to the design of the proposed new entrance arrangement (for access onto Aldington Lane) and the realignment and inclusion of the historic piers, the proposed development would harm the historic character and scenic quality of the Kent Downs National Landscape contrary to policies LPRSP9, LPRSP15 and LPRQD4 of the Maidstone Local Plan Review (2021-2038) 2024, paragraph 189 of the National Planning Policy Framework and policies SD2, SD3, SD8, SD9 and HCH1 of the Kent Downs Area of Outstanding Natural Beauty (now Kent Downs National Landscape) Management Plan.

(3) Insufficient information has been submitted to demonstrate that existing trees, which contribute towards the setting of grade II listed Thornham Friars, to the scenic quality and beauty of the Kent Downs National Landscape, and play an important role in mitigating against climate change, can be successfully retained, contrary to policies LPRSP14(A) and LPRSP15 of the Maidstone Local Plan Review (2021-2038) 2024 and paragraph 136 of the National Planning Policy Framework.

24/505232/SUB

The Granary Chapel Lane Thurnham Kent ME14 4PF

Submission of details pursuant to condition 4 (enhancement of biodiversity) subject to

24/501905/FULL and condition 4 (joinery details) subject to 24/501906/LBC

Application Permitted

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.

Application Permitted

c. Other Planning Matters.

THE KENT COUNTY COUNCIL

(PUBLIC BRIDLEWAYS KM82 (PART) AND KH123A (PART) THURNHAM)

PUBLIC PATH DIVERSION AND DEFINITIVE MAP AND STATEMENT

MODIFICATION ORDER 2024

On 26 February 2025 the Kent County Council confirmed the above Order under Section 119 of the Highways Act 1980.

The effect of that Order as confirmed is to divert the entire width of that length of public bridleway numbered KM82 which begins at an unaffected length of bridleway KM82 at NGR TQ 8043 5587 (Point A) and travels in a northerly direction for 170 metres to NGR TQ 8046 5614 (Point B), then continues in a north northeasterly direction for 239 metres to NGR TQ 8058 5635 (Point X), then continues in a northeasterly direction for 95 metres to NGR TQ 8065 5641 (Point P), where the path terminates at its junction with public bridleway KH123A. As shown by the bold continuous line between Points A-B-X-P on the Order Plan and will add a new length of public bridleway numbered KM82 with a width of 4.0 metres which begins at the aforementioned Point A and travels in a northeasterly direction for 438 metres to NGR TQ 8068 5634 (Point C), then continues in a westerly direction for 99 metres to NGR TQ 8058 5635 (Point X), where the path terminates at its junction with public bridleway KM81. As shown by the broken line with crossbars in the intervals between Points A-C-X on the Order Plan.

Also, the entire width of that length of public bridleway numbered KH123A which begins at NGR TQ 8071 5638 (Point Q) and travels in a north westerly then south westerly direction for 70 metres to NGR TQ 8065 5641 (Point P). As shown by the bold continuous line between Points Q-P on the Order plan and will add a new length of public bridleway numbered KH123A with a width of 4.0 metres which

begins at the aforementioned Point Q, and travels in a south westerly direction for 48 metres to NGR TQ 8068 5634 (Point C), where the path terminates along the length of Public Bridleway KM82. As shown by the broken line with crossbars in the intervals between Points Q-C on the Order Plan. All directions general, all distances approximate.

A copy of the Order as confirmed and the Order Map have been placed and may be seen free of charge at the Kent County Council, History & Library Centre, James Whatman Way, Maidstone, Kent, ME14 1LQ, from 10am-5pm. The documents can also be viewed online at www.kent.gov.uk/prownotices or a copy can be obtained by contacting Michael Tonkin on 03000 41 03 25 or email Michael.tonkin@kent.gov.uk

12. Devolution and Community Governance Review.

The Clerk briefed members on the current situation regarding Devolution and the MBC Community Governance Review.

13. Parish Council Annual Report.

Annual Report for 2025, currently work in progress.

Action: Clerk to progress.

14. Highway & PROW Matters.

a. To consider general highway and PROW matters.

Cllr Dunlop raised the issue of damage to the verge outside the Bearsted Woodland Trust car park, caused by vehicles parking on the verge rather than in the car park.

Cllr Wise stated that the car park was currently unusable but that this was being dealt with by the Woodland Trust.

It was agreed that the situation might be improved if the bollards along the A2 were extended to provide verge protection, and the Clerk was asked to liaise with Kent County Council to determine whether this matter could be added to the Highways Improvement Plan.

Action: Clerk to progress.

A discussion also took place regarding the A2 improvement plans.

Cllr Duncan reported that signage debris remained on site near Roundwell, with a road closure sign from December 2024 still in place.

Action: Clerk to report again to Kent Highways.

b. HIP (Highways Improvement Plan).

An update on the Highways Improvement Plan was received.

15. Future Agenda Items.

It was agreed that the following items would be placed on the next agenda:

- Policy Review
- Heritage Award.

The Clerk stated that the Heritage Award was still to be collected from the Kent County Showground. Cllr Dunlop offered to collect the award on behalf of the Parish Council while attending a seminar at the venue, and this was agreed.

16. Date next Meeting

The date of the next meeting - Monday 28th April 2025.

There being no further business to discuss the meeting was closed to the press and public at 8.10pm.

Signed.....

Dated.....