

The Minutes of the Meeting of Thurnham Parish Council held on 18th March 2024.
Held at the Tudor Park Hotel, at 7:30pm.

Councillors present: *Duncan*
 Dunlop
 Horne
 Shelley
 Skinner
 Stark
 Wise

Also: Sherrie Babington, Parish Clerk, Members of the Public.

The meeting was chaired by Parish Cllr Skinner.

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 were received and accepted from Cllr Smith, MBC Cllr Thompson, and KCC Cllr Prendergast.

2. 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.

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

No interests were declared, and no dispensation requests were received.

3. Minutes of the previous Meeting.

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

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

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

4. Matters arising from the Minutes.

No matters were raised.

5. **Public Comments and Observations.**

Residents attended the meeting to follow-up a question that they had emailed to the Parish Council regarding the poor condition of Water Lane. They raised concerns that as Thurnham Lane was currently closed, Water Lane was being used as the diversion route and it was also in a poor and dangerous state. They stated that the banks and verges at the side of the road is slipping, and water was constantly running down the lane and they felt that this would only get worse. They asked if there was anything that the Parish Council could do to assist with the issues.

The Chairman stated that the Parish Council agreed with the concerns raised and would take this up with KCC, he said that the drainage had now been repaired in Thurnham Lane and the potholes were now to be repaired.

Action: Clerk to liaise with KCC.

6. **Clerk's Report.**

The Clerk's report was noted by members.

7. **External Reports.**

a. **MBC Ward Councillors Report.**

MBC Councillor Stephen Thompson gave his apologies and submitted a written report to the meeting.

b. **KCC Councillors Report.**

KCC Councillor Shelina Prendergast gave her apologies to the meeting.

c. **Police Report.**

No report was received.

d. **Liaison with external parties**

No matters were raised.

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

Cllr Horne reported on the Local Plan and the work of the Coordinating Group.

He reported that Maidstone Borough Council was due to meet to consider the Local Plan and then it would be put before the Full Council for adoption.

He confirmed that land north of Ware Street was in the plan as a land allocation, and he spoke regarding the Inspectors report.

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

Cllr Smith circulated a written report on St Mary's Church.

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. Planning Matters:

a. Planning applications to consider.

24/500854/FULL - 17 Peverel Drive Thurnham Kent ME14 4PS

Erection of a part two storey side and/part first floor side extension with conversion of existing garage.

No Objections.

b. MBC Planning Decisions

23/505460/LDCEX

Cold Blow Farm Coldblow Lane Thurnham Maidstone Kent ME14 3LR

Lawful Development Certificate (existing) for residential use of converted barn.

Application Permitted

24/500167/FULL

The Granary Chapel Lane Thurnham Kent ME14 4PF

Removal of existing stairs and porch to first floor entrance and the existing pergola with first floor decking.

Erection of a single storey side extension, replacement of existing windows, and installation of Juliet balcony to first floor door.

Application Refused

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

(1) The proposed extension and Juliet balcony would harm the character, appearance, significance and setting of the grade II curtilage listed building. There are no public benefits which are considered to outweigh the harm and the proposal is therefore contrary to policies DM4 and SP18 of the Maidstone Local Plan 2017, paragraphs 195, 205, 206 and 208 of the National Planning Policy Framework, the advice contained within the Historic England guidance note "Adapting Traditional Farm Buildings" and the IHBC Toolbox Guidance Note - Guidance on Alterations to Listed Buildings, January 2021.

(2) Due to the scale and design of the proposed extension and the addition of the Juliet balcony, the proposal would harm the character and appearance of the host building, which it would overwhelm, and the openness of the countryside, thereby unacceptably diminishing the positive contribution which the building currently makes to the character and appearance of the countryside. The proposal is therefore contrary to policies DM1, DM30, DM32 and SP17 of the Maidstone Local Plan 2017.

24/500168/LBC

The Granary Chapel Lane Thurnham Kent ME14 4PF

Listed Building Consent for removal of existing stairs and porch to first floor entrance and the existing pergola with first floor decking. Erection of a single storey side extension, replacement of existing windows, and installation of Juliet balcony to first floor door.

Application Refused

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

(1) The proposed extension and Juliet balcony would harm the character, appearance and significance of the grade II curtilage listed building. There are no public benefits which are considered to outweigh the harm and the proposal is therefore contrary to policies

DM4 and SP18 of the Maidstone Local Plan 2017, paragraphs 195, 205, 206 and 208 of the National Planning Policy Framework, the advice contained within the Historic England guidance note "Adapting Traditional Farm Buildings" and the IHBC Toolbox Guidance Note - Guidance on Alterations to Listed Buildings, January 2021.

23/505720/LDCEX

Unit 19 Friningham Farm Detling Hill Detling Kent ME14 3JG

Lawful Development Certificate for existing use of building as B2 General industrial.

Application Refused

The Council hereby REFUSES to grant your application dated 12.01.2024 for a certificate of lawful use or development for operations or matters described above in the First Schedule in respect of the land specified in the Second Schedule and edged in red on the plan attached within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended). The grounds for refusal are:

(1) There is no permitted change from agricultural use to the use applied for and insufficient evidence has been submitted with the application to establish, on the balance of probability, that the use applied for has been carried out continuously and without interruption for a period of more than ten years before the date of the application.

c. Other Planning Matters.

No matters were raised.

12. Highway & PROW Matters.

a. To consider general highway and PROW matters.

Cllr Smith circulated a written report updating members on the Joint Parish Traffic Group he had attended.

Members raised concerns regarding the Woodland Trust parking, they stated that as the car park was so muddy vehicles were now parking on the verges outside of the woodland causing damage. It was agreed that the Clerk should write to the Woodland Trust to draw their attention to the concerns and to see what plans they had to make their car park usable.

Action: Clerk to write to Woodland Trust.

Cllr Skinner reported that the footpath below the golf course in Thurnham Lane had a tree obstructing this.

Action: Clerk to report to KCC.

b. HIP (Highways Improvement Plan).

To receive an update on the Highways Improvement Plan.

The Clerk reported that the HIP had been submitted to KCC for the double yellow lines at the junction to Hockers Lane and Ware Street. Cllr Smith was now in discussion with KCC regarding the costs and these discussions were ongoing.

13. Future Agenda Items.

No matters were raised.

14. Date of next Meeting.

15th April 2024.

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

Signed.....

Dated.....