

**The Minutes of the Meeting of Thurnham Parish Council held on 21st January 2019
at the Marriott Tudor Park Hotel at 7:30 PM.**

***Councillors present: Baigent
Denham
Horne
Shelley
Skinner
Smith
Stark
Waite
Wise***

Also: Parish Clerk, Mrs Sherrie Babington, MBC Cllr de Wiggondene-Shepperd and members of the press and public.

The meeting was chaired by Parish Cllr Skinner.

1. Apologies.

Apologies were received from KCC Cllr 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 Wise and agreed by all present.

The Minutes were then signed and dated by the Chairman.

4. Matters arising from the Minutes.

There were no matters arising.

5. Public Comments and Observations.

Several residents attended the meeting to speak regarding a planning application for development at Caring Lane.

The Chairman informed the meeting that the Parish Councils Planning Committee had concerns about the application and a draft letter of objection was being circulated to members for approval.

He invited residents to speak on the application.

A resident raised concerns regarding the access to the proposed site, he stated that the site had always had equestrian use and residents objected to the proposals as it was unsuitable for development.

A resident stated that there were twelve households along Caring Lane that had submitted objections to the proposals.

The Chairman stated that a draft letter had been circulated to all members for their consideration. This was discussed and agreed.

Cllr Waite stated that not all households along Caring Lane had been informed of the application, only the immediate neighbours. He said that the access road was slightly wider and it was used as an unofficial passing place in Caring Lane. It was agreed that this would also be included in the letter of objection to MBC.

Councillor de Wiggondene-Shepperd confirmed that he had called the application in and therefore it would be determined by the MBC Planning Committee. He stated that the application was contrary to land protection policies and was not an allocated site in the Local Plan.

Action: Clerk to submit letter of objection to MBC.

The Chairman thanked residents for attending the meeting.

6. Police Report.

Apologies were received from the police.

The rural police report was circulated to all members by email.

7. Chairman's Report.

The Chairman gave his report to the meeting.

8. Clerk's Report.

The Clerks Report was noted by members.

Correspondence from Citizens Advice Bureau seeking financial assistance from the Parish Council. This was discussed and it was agreed that this item should be placed on the next agenda for formal consideration by members.

Action: Clerk to place item on next agenda.

9. External Reports.

a. MBC Ward Councillors Report.

MBC Councillor de Wiggondene gave his report to the meeting.

He spoke regarding the proposals for two new schools at Popes Wood with access onto the Bearsted Road. He stated that there were issues with the access and the increase in the traffic generated from the site.

He spoke regarding a meeting he had attended with Boxley Parish Councillors, Cllr Horne and KCC. He stated that there was a Public Meeting at Grove Green on 24th January to discuss the applications, Boxley Parish Council had produced a well worded argument to the application.

He reported on the Local Plan Review and stated that a Call for Sites was due to take place as the Borough needed to accommodate a further 7700 new homes.

He informed members that the Binbury Park Planning application had not been determined at present. He confirmed that Rob Jarman was now the Case Officer for this application.

He reported on the Judicial Review between MBC and KCC and stated that this was still ongoing.

Cllr Horne spoke regarding the housing numbers and asked when MBC Councillors would demand an inquiry into the housing numbers.

Cllr de Wiggondene-Shepperd stated that Central Government set the housing targets and the methodology was given to them, he said that Government was moving away from letting local authorities determine their own numbers.

Cllr Horne spoke regarding a confidential report regarding MBC looking to sell off old playground sites for development, and he asked Cllr de Wiggondene-Shepperd about this.

He confirmed that MBC Leadership were looking at this as a confidential matter.

Members discussed the application for the schools at Popes Wood.

Concerns were raised regarding the inadequate footpaths to the schools, parking issues, access onto Bearsted Road, the safety of pedestrians walking to the school and the loss of a nature reserve.

Cllr Smith stated that the schools were needed in the area and questioned whether alternative sites had been explored.

Cllr Skinner stated that there was a need for the school, but the access was unacceptable. This was discussed further, and it was agreed that the Parish Council would object to the application.

Action: Clerk to draft letter of objection.

b. KCC Councillors Report.

KCC Councillor Shellina Prendergast gave her apologies to the meeting.

c. Liaison with external parties

No matters were reported.

10. Joint Parish Group/Local Plan.

Cllr Horne spoke regarding the issues with Junction 8, he stated that he and Cllr Waite met with Hollingbourne Parish Council and KCC Highway Officers, the Highways Report for the application left out important issues and there were queries on the visibility splay. He confirmed that KCC had accepted this point and would be undertaking a Safety Audit. He said that it was disappointing that MBC had not challenged this.

Cllr de Wiggondene-Shepperd spoke regarding the lack of in-house expertise at MBC and confirmed that they were looking to appoint their own Highways Officer.

11. Saint Mary's Church.

No matters were reported.

12. Financial Matters.*a. Financial Statement.*

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

The cheques for payment were then signed by two authorised signatories.

Bank Balances**Cooperative Community Direct Plus Account**

Opening Balance on Current Account	£43752.12
Less/Add Account transfers/deposits	£0.00
Less Account for payment	£1043.60
Closing Balance on Current Account	£42708.52

Cooperative 14 Day Account

Opening Balance on Current Account	£40278.78
Less/Add Account transfers/deposits	£0.00
Less Account for payment	£0.00
Closing Balance on Current Account	£40,278.78

Total Balance of all Parish Council Accounts **£82987.30**

b. 2019/2020 Budget.

The Clerk circulated a draft budget and report to members for their consideration.

This was discussed and it was proposed by Cllr Shelley that the Precept was set with a 5% increase on the previous years Precept. This was seconded by Cllr Denham and agreed by all present.

The precept was therefore agreed at £18600 for 2019/20.

Action: 2019/20 Precept agreed at £18600.

13. Parish Matters.*a. Play Areas.*

No matters were raised.

b. Footpath and Bridleways.

No matters were raised.

14. Parish Council Committee Reports.*a. Binbury Park*

No matters were reported.

It was agreed that this item would be removed from future agendas.

Action: Clerk to remove item from agenda.

b. Planning Matters.**Application Received**

- 18/506609/OUT Newnham Park Bearsted Road Weaving Kent
Application to vary conditions 3, 4, and 5 of planning permission 16/507292/OUT (outline application with access sought for development of medical campus) to allow for the relocation of the Nature Reserve.
- 18/506466/FULL Thurnham Court Thurnham Lane Thurnham Maidstone
Conversion of existing garages to additional living accommodation. Addition of a glazed link extension to dwelling and replacement of an existing flat roof above the first-floor landing with a pitched roof, new dormer windows to the South East roof slope. Changes to fenestration and erection of garden belvedere.
- 18/506467/LBC Thurnham Court Thurnham Lane Thurnham Maidstone
Conversion of existing garages to additional living accommodation. Addition of a glazed link extension to dwelling and replacement of an existing flat roof above the first-floor landing with a pitched roof, new dormer windows to the South East roof slope. Changes to fenestration and erection of garden belvedere.
- 18/506395/FULL Ripple Manor Whitehall Road Thurnham Maidstone Kent
Erection of a single storey rear extension with full basement to main house and sunken pool terrace. Demolition of existing barn storage and stables and erection of a single storey extension and courtyard to existing cottage annexe.
- 18/506396/LBC Ripple Manor Whitehall Road Thurnham Maidstone Kent
Erection of a single storey rear extension with full basement to main house and sunken pool terrace. Demolition of existing barn storage and stables and erection of a single storey extension and courtyard to existing cottage annexe.
- 18/506482/FULL Land to The Rear Of 12 Caring Lane Bearsted Kent
Erection of 5no. Four-bedroom detached houses with detached double garages.
- 18/506656/FULL Popesfield Bearsted Road Weaving Kent
Erection of a new two-storey primary school and special educational needs Secondary school with formation of new access onto Bearsted Road, together with associated car parking and drop off area, pedestrian access, drainage, areas for formal and informal outdoor play and landscaping works.
- 19/500130/FULL Rgva Crismill Lane
Demolition of existing office building and erection of three detached dwellings together with associated parking, access and landscaping.

19/500020/FULL Nether Lodge, Ashford Road Bearsted
Erection of new boundary wall and railings and demolition of existing, new wall, piers and gates to entrance of Milgate lodge.

Application Decisions by MBC

18/506089/FULL
1 Thurnham Oast Aldington Lane Thurnham Maidstone Kent ME14 3LL
Part change of use of agricultural field to equestrian use.
Application Permitted

18/505664/FULL
Alternative Reference
Vodafone Radio Mast Browns Demolitions Friningham Estates Detling Maidstone Kent ME14 3JD
Removal of 6no. antennas and replacement with 4no. antennas, installation of 2no. remote radio heads and 1no. GPS module on the equipment cabin and ancillary development thereto.
Application Permitted

c. Enforcement Matters.

No matters were reported.

d. Highway Matters.

Cllr Stark stated that several trees had been pollarded on the A20 at the top of Caring Lane to assist with the maintenance of the trees.

This was discussed and the Clerk was asked to find out why this had been carried out and whether it was due to a change in policy. Members stated that this had changed the character of the landscape in that area.

Action: Clerk to liaise with KCC Councillor Prendergast regarding this matter.

15. White Horse Woods.

No matters were raised.

It was agreed that this item would be removed from future agendas.

Action: Clerk to remove item from agenda.

16. Thinking Day discussion points.

It was agreed that Cllr Horne should identify one or two points for discussion at future meetings.

Action: Cllr Horne to action.

17. Future Agenda Items.

Ware Street Parking – Clerk to liaise with Bearsted to seek update.

Action: Clerk to action.

18. 2019 Meeting Dates.

The Clerk circulated the 2019 Meeting Dates to all members.

19. **Date of next Meeting.**
18th February 2019.

There being no further business to discuss the meeting was closed to the press and public at 8.50pm.

Signed.....

Dated.....