

The Minutes of the Meeting of Thurnham Parish Council held on 19<sup>th</sup> June 2023.  
Held at the Tudor Park Hotel, at 7:30pm.

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

*Also: Mrs Babington, Clerk, MBC Councillor Stephen Thompson, and 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 from KCC Cllr Prendergast and MBC Cllr Thompson (arrived late).

**2. Parish Councillor Vacancies.**

*To consider any applications for Co-option.*

No applicants 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.*

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

No interests were declared.

**4. Minutes of the previous Meeting.**

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

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

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

5. Matters arising from the Minutes.

Court Farm planning application – The Chairman confirmed that the Parish Council objection had been submitted as agreed.

6. Public Comments and Observations.

Members of the public attended the meeting to speak regarding the planning application submitted for Court Farm Thurnham. They spoke regarding their businesses operating from the same site as the Court Farm planning application and how this application was impacting on their businesses.

7. Clerk's Report.

Maidstone's Armed Forces Day Flag Raising Ceremony - 19 June – Cllr Horne confirmed that he had attended this event and represented the Parish Council.

The Sycamores Notice Board – A Request from the Sycamores Management Company and Residents Association to move the notice board to a different location was considered by members.

It was agreed that the Parish Council were happy with the current location and saw no reason for this to be moved, therefore they could not justify the finance to have it moved.

The Clerk was asked to respond to this request.

***Action: Clerk to action.***

Community Governance Review - Democracy and General Purposes Committee - Wednesday 21st June 2023 6.30 pm

The Clerk informed the meeting that the Democracy and General Purposes Committee would meet on Wednesday 21st June 2023 at 6.30 pm and the Community Governance Review of Parishes is on the agenda. This affects Thurnham as one of the options they are putting forward for the public consultation that starts on 21st June is to take the newly warded area in Bearsted Park and join this with Grove Green, the option will then be put forward to seek the views as to whether Grove Green should be part of Boxley, or a parish in its own right, or not parished at all.

Members considered this further, and it was agreed that Thurnham PC should respond to the consultation, and also put together a paper for circulation to Thurnham residents briefing them on the proposed changes and Irving them to make representations.

It was agreed that Councillors should put their views to Cllr Smith who would coordinate a paper for circulation.

***Action: Cllrs to put paper together for circulation.***

8. External Reports.

a. MBC Ward Councillors Report.

MBC Councillor Stephen Thompson attended the meeting and gave his report to the meeting.

b. KCC Councillors Report.

KCC Councillor Shellina Prendergast gave her apologies to the meeting.

c. Police Report.

The following email from the Police was noted:

I am emailing you to introduce myself as your new Beat officer where I have been allocated to your ward. As part of the new Kent Police Neighbourhood Model, an officer from within Maidstone Neighbourhood Policing Team will specifically be assigned to your ward and act as a point of contact for any issues or assistance you may need.

As part of my new job role, I will monitor and review incidents that have been reported to Police within your area, and which have been reported to Police and see if there is anything I can do to assist in preventing or supporting your area with the issue.

I am always contactable via email, so should you need me then by all means drop me a line and I will do my best to assist you.

It would be nice to put faces to names at some point too, so please let me know when a suitable time would be to come and meet you for a chat.

It was agreed to invite him to attend a future meeting of the Parish Council.

***Action: Clerk to action.***

d. Liaison with external parties

No matters were reported.

9. Joint Parish Group/Local Plan.

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

He reported on the Local Plan hearing and water issues.

10. Saint Mary's Church.

Cllr Smith reported on St Mary's Church.

11. Financial Matters.

a. Financial Statement.

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

b. To consider a Grant request from Bearsted Parish Council.

I am writing to you on behalf of Bearsted Parish Council who for many years now have provided a non-profit Summer Playscheme for primary school aged children from the local areas including Bearsted, Downswood, Thurnham and Boxley.

The scheme runs during the first two weeks of the summer holidays. Each year sees high demand for tickets, and we currently provide over 1000 places during the 10-day period. Children attend from all the surrounding areas including many from Thurnham Parish.

This year the dates will be Monday 24th July 2022 to Friday 4th August 2023.

The Playscheme gives a local, safe, and reasonably priced option for families needing childcare over the summer holidays. This is seen as a much-needed resource for the local community.

During the time spent at the Playscheme, children can take part in lots of fun activities, build on life and social skills, and make many new friends.

We are in the initial stages of preparing for this year's Playscheme and every year we try to keep the price for children to attend to an affordable amount. To achieve this, we are approaching neighbouring parishes and local community organisations asking if they would kindly consider donating a sum of **£250.00** towards the running costs of the much-valued community scheme.

If you would like any further information on the Playscheme, please do not hesitate to contact me either by email [admin@bearstedparishcouncil.gov.uk](mailto:admin@bearstedparishcouncil.gov.uk) or by calling 01622 630165. We look forward to hearing from you.

***A donation of £250 was agreed by all present.*** (Shelley/Smith)

c. 2022/2023 Accounts and AGAR.

To consider and approve the 2022/23 Accounts and AGAR as follows:

- i. To approve the Annual Governance Statement for 2022/23, Section 1 of the Annual Return for the year ending 31 March 2023. The Chair of the meeting and the Clerk to sign.
- ii. To approve the Statement of Internal Control in support of the Annual Governance Statement and Accounting Statements for 2022/23, Section 2 of the Annual Return for the year ending 31 March 2023 and the supporting Bank Reconciliation as of 31 March 2023 and if necessary, the explanation of the significant variations from last year (2021/22) to this year (2022/23) and the explanation of any difference between Box 7 and Box 8 on Section 2 to be sent to the External Auditor. The Chair of the meeting to sign.

The 2022/2023 Accounts and AGAR were proposed by Cllr Shelley, seconded by Cllr Smith, and agreed to by all present.

## 12. Committee Reports:

a. Planning Matters.

23/502371/FULL - Oakridge House Crismill Lane Bearsted Kent ME14 4NT  
Erection of raised decking over sloping embankment (Part retrospective).

Cllr Skinner declared an interest in this application and withdrew from discussions.

This planning application was discussed, and concerns were raised as to whether the proposals were within the residential curtilage of the property or the countryside, the precedent that this could set and the AONB. It was agreed that the proposals would breach the concept of the tree line left in place to screen the AONB from buildings.

A vote was cast, and it was agreed by a majority vote that the PC should raise objections to this application.

***Action: Clerk to action.***

23/502387/REM - Land at Woodcut Farm Ashford Road Hollingbourne Kent ME17 1XG  
Approval of Reserved Matters (appearance, landscaping, layout, and scale being sought) for Phase 3 for creation of 8,597 sqm of industrial floorspace (Use Class B8), comprising of three units (A10, A11 and A12) pursuant to 21/506790/OUT.

***PC Objections already submitted.***

23/502240/FULL - Scammell Lodge Friningham Detling Maidstone Kent  
Removal of existing mobile homes, workshops and stores, erection of 3 x commercial units for Classes B2 (general industry), B8 (storage and distribution) and E(g)(ii) light industry with associated parking and landscaping.

***PC Objections.***

*a) MBC Planning Decisions*

23/501593/FULL

The Meadowlarks Birkdale Lane Weaving Maidstone Kent ME14 5FX

Demolition of existing single garage and erection a double garage attached to existing bungalow.  
Application Permitted

23/501379/FULL

2 Mamignot Close Thurnham Maidstone Kent ME14 4PT

Erection of a first-floor side extension with pitched roof including windows to the front, rear and side to match existing.

Application Refused

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

(1) The proposed first-floor side extension would cause visual harm to the character and appearance of the streetscene. It would significantly reduce the existing gap at first floor level between the application property and No.3 Mamignot Close which would upset the prevalent pattern and rhythm of development along Mamignot Close and erode the relief and sense of spaciousness that the gap at first floor level currently provides. To permit the development would therefore be contrary to the National Planning Policy Framework 2021, Policies DM1 and DM9 of the Maidstone Borough Local Plan 2017 and the design guidance set out in the Council's adopted Residential Extensions Supplementary Planning Document.

(2) The proposed first floor extension would by reason of its proximity to the boundary, height, bulk, and mass, together with the position of front facing windows to No.3 Mamignot Close and the staggered relationship, would cause an unacceptable loss of outlook and represent an overbearing and overshadowing form of development harmful to the residential amenities to the occupiers of this neighbouring property, contrary to the National Planning Policy Framework 2021, Policies DM1 and DM9 of the Maidstone Borough Local Plan 2017 and the design guidance set out in the Council's adopted Residential Extensions Supplementary Planning Document.

23/501080/FULL

Gorse Tor Detling Hill Detling Kent ME14 3JG

Demolition of existing residential dwelling and all ancillary outbuildings and erection of a replacement detached dwelling with ancillary parking, cycle, and bin storage.

Application Withdrawn

23/500425/FULL

2 Popes Wood Thurnham Maidstone Kent ME14 3PW

Erection of a garden sauna building in back garden. (Retrospective)

Application Permitted

23/501754/AGRIC

Friningham Farm Detling Hill Maidstone Kent ME14 3JD

Prior Notification for the erection of a steel portal framed agricultural building. For its prior approval to: - Siting, design, and external appearance.

Prior Approval Granted

23/501478/FULL

Thornham Friars Pilgrims Way Thurnham Maidstone Kent ME14 3LN

Erection of a car barn and alterations to utility roof; 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 (revised scheme to 22/501954/FULL).

Application Permitted

23/501479/LBC

Thornham Friars Pilgrims Way Thurnham Maidstone Kent ME14 3LN

Listed Building Consent for internal and external alterations comprising of erection of a car barn and alterations to utility roof; 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 (revised scheme to 22/501955/LBC).

Application Permitted

22/505341/SUB

Glenrowan House Roundwell Bearsted Kent ME14 4HL

Submission of Details pursuant to condition 1 (Site Development Scheme) of Application

22/503337/FULL.

Application Permitted

*b) Other Planning Matters.*

Public Consultation on draft Kent Minerals and Waste Local Plan 2024-39 Further Proposed Changes Consultation Document (Regulation 18)

Public Consultation on draft Kent Mineral Sites Plan Including Details of Nominated Hard Rock Site (Regulation 18)

The Kent Minerals and Waste Local Plan was adopted by the County Council in July 2016, and was partially updated as part of the Early Partial Review (EPR) in September 2020. This along with the Kent Mineral Sites Plan (2020) set out the Council's strategy and policy framework for minerals and waste development in Kent and plan for both mineral supply requirements and waste management capacity.

The County Council is currently undertaking a statutory five-year review of the Kent Minerals and Waste Local Plan as amended by the Early Partial Review (2020).

Please find attached consultation letters in relation to the draft Kent Minerals and Waste Local Plan 2024-39 Further Proposed Changes and draft Kent Mineral Sites Plan Including Details of the Nominated Hard Rock Site.

The consultation is taking place from Tuesday 13th June 2023 until midnight on Tuesday 25th July 2023.

Comments can be submitted via our website [www.kent.gov.uk/mineralsandwaste](http://www.kent.gov.uk/mineralsandwaste), via email to [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk) or by post to Minerals and Waste Planning Policy, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.

Should you have any queries or wish to speak to a member of the team, then please contact us on 03000 422370 or via [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk).

### 13. **Highway & PROW Matters.**

#### *a. To consider general highway and PROW matters.*

##### We are upgrading our Gas Network – Ware Street Area, Bearsted, Maidstone

We are writing to let you know about our project to upgrade our gas network in the Ware Street area of Bearsted. This work will upgrade our old metal gas mains and services with new plastic pipe. This essential work will ensure your community continues to receive a safe and reliable gas supply.

In consultation with Kent County Council our contractor, WCB Utilities who will be completing this project on our behalf, will start work in Ware Street during the week beginning 26th June.

Due to the position of the pipes in the road, and to ensure the safety of everyone around our worksite we will need to close some of the roads around our works area. While the roads are closed, there will be signed diversion routes in place and vehicular access will be maintained for residents and businesses where it is safe to do so.

The closures are currently programmed for the dates below, any changes to these will be publicised via <https://one.network/uk> and by advance warning signs placed at the closure points 2 weeks before work is due to start.

Ware Street: From week beginning 26th June with an estimated end date of 4th September. We will be working from the junction with Averanches Road to the junction with Thurnham Lane. As we

move along the road, we will also need to close Hog Hill and then Yeomans Lane at their junctions with Ware Street.

Thurnham Lane: From 31st July with an estimated end date of 4th September. We will be working from the junction with Ware Street to the railway bridge.

We understand that people can get frustrated by roadworks, and therefore we only use traffic management that we feel is efficient enough to complete these works safely for ourselves and the public.

We are writing to residents and other local stakeholders to make them aware of our project and explain the details of our work. Please feel free to also share this information with anyone you think may be impacted by our project.

*b. HIP - Quiet Lanes Initiative.*

*To receive an update on the Quiet Lanes Initiative.*

Cllr Smith reported that representatives from Thurnham, Hollingbourne and Bearsted Parish Councils had met with KCC Officers to discuss Highway matters and a joint approach regarding their Highways Improvement Plans.

He stated that the three parishes were jointly looking at speeding issues on the A20.

Members discussed other highway matters:

- Crossing at Bearsted Station approved by Bearsted Parish Council.
- Notcutts Road dual carriageway due to start later in the year.

**14. Future Agenda Items.**

No matters were raised.

**15. Date of next Meeting.**

17<sup>th</sup> July 2023.

There being no further business to discuss the meeting was closed to the press and public at 9.10pm.

Signed.....

Dated.....