

The Minutes of the Meeting of Thurnham Parish Council held on 18th September 2023.
Held at the Tudor Park Hotel, at 7:30pm.

Councillors present: *Dunlop*
 Horne
 Shelley
 Skinner
 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 Cllr Duncan, Smith and KCC Cllr Prendergast.

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 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 of the meeting.

5. **Matters arising from the Minutes.**

Planning Appeal for Glenrowen House – Cllr Horne reported that the Planning inspector had allowed the appeal for Glenrowen House, he spoke regarding the grounds for approval and stated that Ward Councillors were considering requesting that MBC appeal the appeal.

Cllr Horne reported on the Local Plan considerations by MBC. He spoke regarding the allocation for dwellings north of Ward Street, this would be creeping development and should not be included in the Local Plan.

6. **Public Comments and Observations.**

No matters were reported.

7. **Clerk's Report.**

The Clerk's report was noted by members.

8. **External Reports.**

a. **MBC Ward Councillors Report.**

MBC Councillor Stephen Thompson reported that he and Ward Councillor Val Springett had been in consultation with residents of Thurnham Lane regarding the fight against the Court Farm application.

He reported on the action that had been taken to support the objections and suggested that the Parish Council make contact with the residents of Thurnham Lane regarding the issues of speeding and traffic data. This was agreed.

Action: Clerk to write to residents in Thurnham Lane as agreed.

He reported that there was a property on the A249 that was now in the hands of Planning Enforcement due to the unlawful activities on site.

He asked the Parish Council to give its attention to the Biodiversity and Climate Change Action Plan given the issues raised with the activities at Court Farm.

b. **KCC Councillors Report.**

KCC Councillor Shellina Prendergast gave her apologies to the meeting.

c. **Police Report.**

No report was received.

d. **Liaison with external parties**

No matters were reported.

9. **Community Governance Review (Parishes) - Stage 2 Consultation.**

Proposal 9a - THURNHAM

Consider Southwest Thurnham around the Weaving Street area. This area has a different feel to the rest of rural Thurnham, and there has been significant development in the area over a period of time.

The initial proposal was to change the parish for this area to recognise it as part of the urban development in this area. However, as discussed below a strong response from the Stage 2 consultation was received and it is clear that elements of the community here do not identify with Boxley Parish or Grove Green.

Furthermore, the existing boundary is not a strong boundary passing as it does through the middle of multiple properties and roads so an alternative boundary is required.

Assessment

Objective 1

Question 1 – The area is already parished.

Question 2 – The identity of this area is an important factor in where to draw the boundary. Though the area is part of the urban extension of the town and has had significant development over the years, it is clear that some parts of it identify with Bearsted and are strongly supported by Thurnham Parish. Furthermore, Bearsted and Thurnham do have historic links. The amended proposal therefore considers the properties with Bearsted addresses and those with Weaving addresses in determining the route of the boundary.

Objective 2

Question 1 – The issue here is that the existing boundary has had significant development build up around it and it is no longer fit for purpose as it runs through multiple properties. The simplest way to amend this is to change the boundary to go around developments. The fairest way of doing that in the absence of strong delineations between areas has been on those properties addressed as Bearsted and those as Weaving.

Question 2 – A minimal amount of the boundary has been changed, and in the absence of a strong road or natural boundary the delineation along address lines is the most practical.

Stage 2 Consultation Outcome

The stage 2 consultation outcome has been included in the assessment above. The consultation was a significant majority against the proposal with a strong submission from Thurnham Parish Council. Furthermore, there were consistent comments relating to identity that have led to the revised proposal.

Final Proposal

A new proposal has been put forward as detailed in Map 9a

The final proposal from MBC was noted by members.

10. Joint Parish Group/Local Plan.

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

He reported that the Local Plan review.

11. Saint Mary's Church.

It was reported that the Classic Car Show for St Mary's Church had been a great success.

12. 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. PC Website - charges.

Announcement from Hugo Fox - We have made some improvements, including the introduction of a member's area, providing you with additional functionality to engage with your audience.

As part of this update, we have restructured our pricing plans to align with the features and services we offer. Our website service has been available free of charge until now, but due to increasing costs we have transitioned to a paid subscription model.

Existing HugoFox users who are on our free service, will continue to benefit from this until the 4th of October 2023. Users will need to select a paid package before this date to continue using our service.

The basic subscription is £9.99 per month but this will exclude the Planning tracker, £19.99 with the Planning tracker.

Members agreed to the basic subscription at a cost of £9.99 a month plus vat.

13. Planning Matters:

a. Planning applications to consider.

23/502955/FULL - Land at Longton Wood Coldblow Lane Thurnham Kent

Change of use of land for use as a wedding and events venue with camping area between May and September (inclusive), including erection of a single storey toilet and shower block (retrospective) and associated parking.

23/503235/FULL - 6 Thomas Allen Way Thurnham Kent ME14 4GD

Erection of a single storey timber clad garden building to be used as a leisure room ancillary to the main dwelling.

23/503218/FULL - 8 Fancy Row Thurnham Lane Thurnham Kent ME14 4PL

Erection of a single storey side/rear extension.

23/503214/FULL - The Black Horse Pilgrims Way Thurnham Maidstone Kent

Erection of two storey outbuilding to provide 4no. Guest rooms (resubmission of 17/505542/FULL).

23/503477/FULL - 3 Thurnham Oast Aldington Lane Thurnham Maidstone

Replacement of roof on converted stable block ancillary to the main dwelling.

23/503183/FULL - The Black Horse Pilgrims Way Thurnham Maidstone Kent

Change of use of part of existing building to create 7no. letting rooms, including internal alterations and external window and door alterations (resubmission of expired planning permission 16/500835/FULL).

*23/503717/FULL - Gorse Tor Detling Hill Detling Maidstone 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.*

b. MBC Planning Decisions

23/502932/AGRIC

Land At Thurnham Pilgrims Way Thurnham Kent ME14 3LD

Prior notification for the erection of an agricultural barn. For its prior approval to: - Siting, design and external appearance.

Prior Approval Not Required

23/502371/FULL

Oakridge House Crismill Lane Bearsted Kent ME14 4NT

Erection of raised decking over sloping embankment (Part retrospective).

Application Refused

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

(1) The proposed raised decking is an incongruous feature that would protrude into an undeveloped parcel of land and erode the sylvan character of the area. It is also on an area subject to a woodland Tree Preservation Order so would impede the natural regrowth of the trees. This would harm the character and appearance of the countryside contrary to policies SP17, DM30 and DM32 of the Maidstone Local Plan 2017

23/503204/DEMREQ

Land At Thurnham Pilgrims Way Thurnham Kent ME14 3LD

Prior notification for the proposed demolition of a timber framed single storey former pig shed.

Prior Approval Granted

23/502712/SUB

Thornham Friars Pilgrims Way Thurnham Kent ME14 3LN

Submission of details pursuant to conditions 3 (External Materials Samples), 4 (Gate and Railing Drawings), 9 (External Lighting Details) and 10 (Biodiversity Enhancement Scheme) of application 23/501478/FULL.

Application Permitted

23/502685/SUB

Thornham Friars Pilgrims Way Thurnham Kent ME14 3LN

Submission of details to discharge conditions 3 - Materials, 4 - Gate and Railing Details and 7 - Wall Vent, Subject to 23/501479/LBC

Application Permitted

23/502240/FULL

Scammell Lodge Friningham Detling Maidstone Kent ME14 3JD

Removal of existing mobile homes, workshops and stores, erection of 3(no) commercial units for Classes B2 (general industry), B8 (storage and distribution) and E(g)(ii) light industry with associated parking and landscaping.

Application Refused

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

(1) The application site is removed from any defined settlement, as set out in the Maidstone Borough Local Plan (2017); it is not within a reasonable distance of any frequent public transport links: and it is difficult to regularly access by foot or by bicycle. The staff and visitors associated with potentially eleven separate businesses would be heavily reliant on the use of the private motor vehicle and a substandard vehicle access from the A249. The development is therefore in an appropriate location, contrary to the aims of sustainable development as set out in policy SS1 and contrary to policy DM1 of the Maidstone Local Plan (2017); and the aims of the National Planning Policy Framework (2021).

(2) The development, by virtue of its location, scale, layout and design, would harmfully erode the landscape and scenic beauty of the AONB. This consolidation of urbanising development in a high-quality landscape would therefore fail to conserve and enhance the distinctive landscape and scenic beauty of the Kent Downs Area of Outstanding Natural Beauty, as well as the intrinsic character and beauty of the countryside hereabouts. This harm caused to a nationally designated landscape would be contrary to policies SS1, SP17, DM1 and DM30 of the Maidstone Local Plan (2017); the aims of the National Planning Policy Framework (2021); the Council's Landscape Character Assessment (amended July 2013); and the aims of the Kent Downs AONB Management Plan (2021-26) and the Kent Downs Landscape Character Assessment (2020).

(3) The planning application has failed to demonstrate the acceptability of the development in relation to highway safety, contrary to policy DM1 of the Maidstone Local Plan (2017). and paragraph 111 of the National Planning Policy Framework (2021).

(4) The submission has failed to demonstrate that the risks posed to groundwater by the proposal can be satisfactorily managed, contrary to policy DM3 of the Maidstone Local Plan (2017) and paragraph 174 of the National Planning Policy Framework (2021).

23/503235/FULL

6 Thomas Allen Way Thurnham Kent ME14 4GD

Erection of a single storey timber clad garden building to be used as a leisure room ancillary to the main dwelling.

Permitted

c. Other Planning Matters.

TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012
Kent Mineral Sites Plan: Second Call for Sites - Hard Rock - August 2023

A review of the Kent Minerals and Waste Local Plan is being undertaken which would extend the Plan period to 2039. Following a review of data on mineral reserves and sales across the county, there is a need to identify an additional site or sites for the working of hard rock, in order that the Plan can make adequate mineral provision over this period.

A Call for Sites for the potential allocation of a site/s for the extraction of hard rock took place between October and December 2022. One site was nominated in response to the call for sites - Land to the South and West of Hermitage Lane, Aylesford. This nominated hard rock site was subject to public consultation from June to July 2023.

In response to the views received the County Council is giving relevant stakeholders and interested parties a further opportunity to propose sites for the potential allocation of a hard rock quarry to meet identified need within the Kent Minerals and Waste Local Plan 2024-2039. The hard (crushed) rock requirement shortfall is estimated at 17.38 million tonnes over the Plan period.

Details on how to submit a site for consideration and how sites are to be assessed are available on the County Council's website: www.kent.gov.uk/mineralsandwaste.

The second Call for Sites runs from Thursday 31st August 2023 until Thursday 12th October 2023.

Submissions can be made via our website www.kent.gov.uk/mineralsandwaste, via email to 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 please do not hesitate to contact a member of the Minerals and Waste Planning Policy team via 03000 422370 or mwlp@kent.gov.uk.

14. Highway & PROW Matters.

a. To consider general highway and PROW matters.

Cllr Stark spoke about the SE Water closures and thanked Cllr Duncan for her work to keep Caring Lane open, despite the planned closure.

It was reported that Bearsted was now open to through traffic following the road works.

b. HIP - Quiet Lanes Initiative.

To receive an update on the Quiet Lanes Initiative.

No matters were reported.

15. Future Agenda Items.

No matters were raised.

16. Date of next Meeting.
16th October 2023.

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

Signed.....

Dated.....