

The Minutes of the Meeting of Thurnham Parish Council held on 11th December 2023.
Held at the Tudor Park Hotel, at 7:30pm.

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

Also: Mrs Babington, Clerk, and MBC Cllr Thompson.

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 Cllrs Duncan, and KCC Cllr Prendergast.

2. Parish Councillor Vacancies.

To consider any applications for Co-option.

No applicants were considered.

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, and no dispensation requests were received.

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.

No matters were raised.

6. Public Comments and Observations.

No matters were reported.

7. Clerk's Report.

The Clerk's report was noted by members.

Kent Local Flood Risk Management Strategy 2024-2034: Consultation information

KCC, as Lead Local Flood Authority (LLFA), has an overview role for local flood, which is flooding that arises from surface runoff, ordinary watercourses, and groundwater. As LLFA, we have a duty to produce a Local Flood Risk Management Strategy (Local Strategy) that sets out how local flood risks will be managed in the county.

The current Local Strategy (2017-2023) needs to be replaced and we have drafted a new Local Strategy, which we are planning to consult the public and stakeholder organisations on. We are proposing that the next strategy will cover a 10-year period with a review after the first 5 years.

The draft Local Strategy builds upon lessons learnt from the previous strategy. Through it, we aim to improve the safety and wellbeing of Kent's residents and the economy of Kent with appropriate flood risk management. We will do this by working with communities and partners, adapting to climate change, and utilising natural processes to provide multiple benefits, where possible.

The draft Local Strategy retains the objectives of the previous strategy, which are 'Understanding flood risk', 'Reduce the risk of flooding', 'Resilient planning', and 'Resilient communities. The actions proposed to achieve the objectives have been updated.

The draft local strategy was discussed at the Kent Flood Risk and Water Management committee meeting on the 14th of November 2023, the papers and webcast can be seen [here](#).

8. External Reports.

a. MBC Ward Councillors Report.

MBC Councillor Stephen Thompson gave his report to the meeting:

He spoke regarding the issues with Court Farm and the lack of enforcement action by MBC, he stated that he and residents were considering how to take this forward.

He spoke regarding a recent planning application for Reeds Wood that was refused by MBC. He raised concerns at MBC Officers knowledge regarding the protection of the AONB and stated that he was due to investigate this and would welcome comments from Thurnham Parish Council. He felt that there was a case for concern as planning officers seem to put tourism ahead of protection, and there was a principal at stake going forward.

He spoke about the KALC AGM, Carbon Literacy Training by MBC that parishes would be invited to attend and the Ward Cluster meeting.

He informed members that the Polling Station at the WI Hall in Bearsted had now been reinstated by MBC.

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

Cllr Stark reported on the progress of the King George V Memorial Hall.

9. Joint Parish Group/Local Plan.

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

He reported that he had attended the Parish Seminar organised by KCC, issues in development were discussed, and the impact on highways.

He reported on other matters that were discussed, the KCC budget and their statutory powers.

10. Saint Mary's Church.

Cllr Smith reported on St Mary's Church, their Christmas Fair and finances.

11. Financial Matters.

a. Financial Statement.

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

b. 2024/2025 Budget and Precept.

To consider the draft budget and agree the 2024/25 Precept Demand.

MBC do not publish the Band D guidance until the end of December; therefore, the budget and precept should be formally considered at the January 2024 PC Meeting when the Band D calculations are available.

12. Planning Matters:

a. Planning applications to consider.

23/504918/FULL - Kalmia Thurnham Lane Thurnham Kent ME14 3LG

Removal of carport, conversion of garage into an annexe ancillary to main dwelling with erection of rear extension (within the footprint of the demolished car port) and front porch.

b. MBC Planning Decisions

23/504096/SUB

2 Popes Wood Thurnham Maidstone Kent ME14 3PW

Submission of details to discharge condition 2 - Biodiversity Enhancement, Subject to

23/500425/FULL

Application Permitted

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.

Application Permitted

23/503477/FULL

3 Thurnham Oast Aldington Lane Thurnham Maidstone Kent ME14 3LL

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

Application Permitted

23/502803/TPOA

Kent County Showground Detling Hill Detling Kent ME14 3JF

TPO application - Please see application form for schedule of works.

Application Permitted

Griffins Weaving Street Weaving Kent ME14 5JS

Partial demolition of existing chalet bungalow, removal of existing roof and erection of new first floor and second floor and single storey rear extension and replacement side garage.

Permitted

23/501367/FULL

Court Farm Thurnham Lane Thurnham Kent ME14 3LG

Change of use of land for the storage of waste and empty skips, including installation of temporary concrete blocks to form storage bays for ready sourced aggregates, siting of 3no. secure waste containers and 2no. storage containers, parking of 2no. lorries, and chopping and storage of logs (retrospective).

Application Refused

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

(1) The change of use of the land due to the associated concentration of skips, waste and storage containers including parked vehicles, associated activity and the prominence of the site in this sensitive location results in a disorganised, disparate, and scruffy site distinctly at odds with, and visually harmful to the pleasant character, appearance and scenic beauty of the surrounding landscape. The use is detrimental to the intrinsic character and beauty of the countryside failing to conserve or enhance the character and appearance of the Kent Downs AONB. This harm is contrary to policies SS1, SP17, DM1, DM30 of the Maidstone Local Plan (2017); which collectively require development to be of high-quality design and to maintain and respect local distinctiveness and countryside character, particularly within the AONB. The use is contrary to the aims of the National Planning Policy Framework (2023); and the aims of the Kent Downs AONB Management Plan (2021-26). The use fails to comply with Landscape Management Recommendations identified for the Hollingbourne Scarp and Vale Landscape Character Area in the Landscape Character Assessment of the Kent Downs (2020 Update).

(2) The application fails to demonstrate that the change of use is acceptable in relation to highway capacity and safety contrary to policies DM1, DM21 and DM30 of the Maidstone Borough Local Plan (2017) and the NPPF (2023), which seek to ensure that development will not have adverse impacts on the road network

23/504475/FULL

119 Hockers Lane Thurnham Maidstone Kent ME14 5JY

Erection of open timber front entrance porch and insertion of rear bi-fold doors.

Application Permitted

23/504347/TPOA

Wisteria House Crismill Lane Bearsted Kent ME14 4NT

Tree Preservation Order Application : 1. Trim Sycamore (T1) and raise crown of Sycamore that is growing lopsided and into the shrub trees below. The Sycamore is 12 metres tall and will be reduced to 11 metres by removing a lopsided growth at the top, remove a lopsided branch at the side and raise the crown from 3 metres to 4 metres to separate it from the smaller trees below. (see photo sycamore) 2. Trim Hawthorn (T2), Elder (T3) and Holly (T4) from 4 metres to 3 metres to separate from Sycamore tree. (see row of trees) 3. Trim 8 metres Hazel (T5) to 6 metres across the tree to allow the blocked gate to the TPO area to be properly opened. (see Hazel annotated)

Application Permitted

c. Other Planning Matters.

Town and Country Planning Act 1990 (As Amended) – Planning Appeal Householder Application

Location: 2 Mamignot Close Thurnham Maidstone Kent ME14 4PT

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

Appellant: Mr Jake Short

Appeal Reference Number(s):

APP/U2235/D/23/3328752

Appeal Starting date: 15 November 2023

An appeal has been lodged by Mr Jake Short in relation to the above for the following reason:

The Council has refused permission for this application.

The Council has been asked to give notice of the appeal to owners and occupiers of properties near the site as well as other interested parties.

The Planning Inspectorate/Secretary of State has decided that this does not offer an opportunity for interested parties to comment further at the appeal stage. However, any representations that have already been made to the Council regarding the original planning application have already been forwarded to the Inspector and will be considered by the Inspector when deciding the appeal. Should you have made any previous representations, and you wish to withdraw them from consideration then you can do so by contacting the Planning Inspectorate, by email to: RT1@planninginspectorate.gov.uk or in writing to Temple Quay House, 2 The Square, Bristol, BS1 6PN, quoting above reference(s).

Application No: 23/500899/OUT

Appeal Ref(s):

APP/U2235/W/23/3329481

Proposal: Outline application for the erection a building for storage and distribution (Class B8 use) with a floorspace up to 10,788sqm (Gross External Area), ancillary offices, associated car parking, HGV parking, landscaping and infrastructure (All matters reserved except for access).

Location: Land North of The A20 Ashford Road Hollingbourne

Further to our previous letter we are now able to advise you that the above appeal will be held on: 8 January 2024 and will start at 12:00 at Town Hall, High Street, Maidstone, Kent, ME14 1JF .

The Inquiry will open at 12:00pm Monday 8th January 2024 then 10:00 am Tuesday-Friday and will sit for 4.5 days until 12th January 2024 .

The planning inspector is D McCreery MA BA (Hons) MRTPI

You are welcome to attend the Public Inquiry/Informal Hearing and, at the Inspector's discretion may be able to give your views. If you cannot or do not wish to attend, you may have someone attend on your behalf, giving your views in writing. For parking details, you can view this online at Car Park Locations | Maidstone Borough Council.

You may view the application online along with appeal documents at www.maidstone.gov.uk/planningsearch - please use the planning application reference.

13. Highway & PROW Matters.

a. To consider general highway and PROW matters.

Cllr Stark reported on general highway matters.

b. HIP (Highways Improvement Plan).

To receive an update on the Highways Improvement Plan.

It was agreed that Double Yellow Lines at Hockers Lane would be included on the PC HIP.

Action: Clerk to update and circulate.

14. KALC Community Award.

We are delighted to announce that we have now launched the 2024 KALC Community Awards Scheme, with support from Kent County Council, the High Sheriff of Kent, and the Mayor of Medway. This follows a very successful 2023 Awards Scheme, which was adopted by 79 member Councils.

The Award Winners receive a Framed Certificate. The Council can decide whether to present something extra to their winner.

The Council would then need to submit its Nomination to manager@kentalc.gov.uk by Friday 2nd February 2024.

Action: To be considered and agreed at the January PC Meeting.

15. Future Agenda Items.

No matters were raised.

16. Date of next Meeting.

15th January 2024.

There being no further business to discuss the meeting was closed to the press and public at 8.25pm.

Signed.....

Dated.....