

The Minutes of the Meeting of Thurnham Parish Council
held on 15th September 2025 at the Tudor Park Hotel, at 7:30pm.

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

Also: Sherrie Babington (Parish Clerk), MBC Councillor Naghi and members of the public.

The meeting was Chaired by 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 Parish Councillor Smith (holiday).

2. Parish Councillor Vacancy.

To consider any applications for Co-option.

No applications were received.

3. Declaration of Interests.

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.

No declarations of interest were made.

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

No dispensation requests were considered.

4. Minutes from last Parish Council Meeting.

To consider the minutes of the previous meeting and if in order sign as a true record.

The Minutes of the meeting held on 21st July 2025 were circulated to all members.

It was proposed by Cllr Stark, seconded by Cllr Shelley, and agreed by all present that these be accepted as a true record.

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

5. Matters arising from the Minutes.

There were no matters arising.

6. Public Participation.

No members of the public were present at the meeting.

7. Clerk's Report.

The Clerk's report was received and noted.

8. Devolution and MBC Community Governance Review.

Community Governance Review – Update

A resident survey was set up using Google Forms, and asked residents for their views on whether Thurnham West should remain part of Thurnham Parish or support one of the other options set out in the Community Governance Review.

The survey link was made available on the Parish Council website and a QR code was included on flyers distributed to all households in Thurnham West.

In total, 110 responses were received. All responses unanimously support remaining part of Thurnham Parish Council.

The Clerk stated that she had contacted Ryan O'Connell at Maidstone Borough Council to seek clarification on how this data can be used in the Parish Council's formal response to the Community Governance Review and the weight it will be given by the Borough Council. A response was awaited.

The next step will be for the Parish Council to prepare and submit its own representations to Maidstone Borough Council, with reference to the resident consultation. Stage One of the consultation closes on 30 September.

Action: Members agreed that the Clerk should draft a formal representation reaffirming the Parish Council's objection to any proposals to alter the current parish governance structure and to demonstrate residents' overwhelming wish for Thurnham West to remain part of Thurnham Parish.

9. External Reports.

a. To receive the MBC Ward Councillor's Report.

No apologies or reports were received from Cllr Thompson.

MBC Cllr Naghi attended the meeting and gave a report on MBC matters.

b. To receive the KCC Councillor's Report.

No apologies or reports were received.

c. To receive the Police Report.

No report submitted.

d. To receive Parish Councillors Reports.

No matters were raised.

10. St Mary's Church.

To receive a report on St Marys Church.

No matters were reported.

12. Financial Matters.

a. Financial Statement.

To receive and approve the financial statement and payments.

The financial statement was circulated. Proposed by Cllr Stark, seconded by Cllr Wise, and agreed by all present.

13. Planning Matters.

a. Planning Applications Received

25/503208/FULL – Shell, Detling Hill, Detling Kent ME14 3HT

Demolition of the existing sales building, garage/workshop and forecourt. Erection of a new sales building, forecourt (domestic and HGV) including underground fuel tanks, pumps and canopies, provision of car parking and EVC hub and associated works.

Action: No objections.

25/503624/FULL - 10 Fulbert Drive Bearsted Kent ME14 4PU

Proposed first floor side extension with addition of an infill single storey extension to rear.

Action: No objections.

25/503630/FULL - Griffins Weaving Street Weaving Kent ME14 5JS

Part demolition of existing bungalow and erection of a first-floor extension, two storey rear extension, replacement front porch, and garden store to side, including creation of driveway to front with 3no. parking spaces and sliding metal gate, and a paved terrace to rear.

Action: Cllrs to visit site.

b. MBC Planning Decisions.

25/502060/FULL

7 Wytherling Close Bearsted Kent ME14 4QB

Alteration of existing conservatory glass roof to a single pitched tiled roof, with the inclusion of 2no rooflights.

Application Permitted

25/502056/FULL

1 Baron Close Bearsted Kent ME14 4PZ

Erection of a single storey ground floor side and rear and first floor side extension including 2no. rooflights.

Conversion of existing garage into an office/utility room.

Application Refused

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

(1) The proposed single storey side extension is considered to be an unacceptable form of development which would be significantly harmful to the character and appearance of the streetscene and the host dwelling due to the proposed extension being built close the pavement, forward of any associated building lines and the removal of the existing vegetation, resulting in the loss of an important open characteristic of this corner plot and introducing an incongruous addition to the host dwelling contrary to the National Planning Policy Framework 2024, policies LPRSP15 and LPRHOU2 of the Maidstone Borough Local Plan Review March 2024 and the Councils Residential Extensions

Supplementary Planning Document and there are no overriding material considerations to justify approval that outweigh the harm identified above.

25/501837/FULL

60 Peverel Drive Thurnham Kent ME14 4PS

Demolition of existing conservatory. Erection of single storey rear extension and first floor side extension.

Conversion of garage to habitable space together with associated external alterations.

Application Permitted

25/501342/SUB

Scammell Lodge Friningham Detling Kent ME14 3JD

Submission of details pursuant to conditions 8 - External Materials and 11 - Biodiversity Enhancements,

Subject to 20/506149/FULL

Application Permitted

c. Other Planning Matters.

Land Opposite 15 Caring Lane Bearsted Kent ME14 4NJ

New gate and access created without permission I refer to your complaint received on 5 August 2025 regarding the above site. This matter has been the subject of an investigation.

We have now investigated this complaint and found that no breach of planning control has occurred in this instance. Accordingly, the Council is closing the investigation of this case without taking further action.

It was agreed that the Clerk would email Planning Enforcement to ask why the case was closed.

Action: Clerk to action.

14. Highway & PROW Matters.

a. To consider general highway and PROW matters.

To receive an update on the Highways and PROW matters.

Members expressed frustration at the extent of roadworks and the resulting delays and diversions, in the parish. Members felt that there was a need for better co-ordination of roadworks to minimise disruption to residents.

Cllr Naghi stated that he would raise this with the KCC Representative.

Members stated that they would like a map of Thurnham PROW and asked the Clerk to liaise with KCC regarding this matter.

Action: Clerk to action.

b. HIP (Highways Improvement Plan).

To receive an update on the Highways Improvement Plan.

No matters were raised.

15. Future Agenda Items.

To consider any future items.

- *Heritage Award refurbishment.*

16. Date of next Meeting.

Monday 20th October 2025

There being no further business, the meeting was closed to the press and public at 8pm.

Signed:

Date: