

The Minutes of the Meeting of Thurnham Parish Council held on 15th October 2018
at the Marriott Tudor Park Hotel at 7:30 PM.

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

Also: Parish Clerk, Mrs Sherrie Babington, and members of the press and public.

The meeting was chaired by Parish Cllr Richard Smith.

1. Apologies.

Apologies were received from Cllrs Skinner, KCC Cllr Prendergast, and MBC Cllr de Wiggondene.

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 Baigent and agreed by all present.

The Minutes were then signed and dated by the Chairman.

4. Matters arising from the Minutes.

St Mary's Church – The Clerk confirmed that the new Vicar of St Mary's Church has been invited to attend a future meeting of the Parish Council, but no reply had been received.

Cllr Smith stated that he would follow this matter up with the Archdeacon.

Action: Cllr Smith to progress.

Ware Street parking – The Clerk reported that Bearsted Parish Council had requested parking bays and double yellow lines along Ware Street, but this had been refused by Maidstone Borough Council. She stated that the Parish Council have written directly to Maidstone Borough Council regarding this and they had advised the Parish Council that it could submit an application and finance the double yellow lines itself.

Litter Bin Caring Lane – The Clerk reported that the request had been submitted to Maidstone Borough Council for a new bin along Caring Lane.

Parish Council Bank Account – Members agreed that a new bank account would be opened with Lloyds bank.

Action: Clerk to progress.

Barty Farm Woodland, Hollingbourne – The Clerk reported that she had contacted the Clerk from Hollingbourne Parish Council who was due to take this before the next Hollingbourne Parish Council meeting and would come back to Thurnham Parish Council following this.

5. Public Comments and Observations.

No matters were raised.

6. Police Report.

Apologies were received from the police.

7. Chairman's Report.

The Chairman gave his report to the meeting.

8. Clerk's Report.

The Clerks Report was noted by members.

KALC AGM – 19th November 2018 – this meeting was noted by members.

9. External Reports.

a. MBC Ward Councillors Report.

MBC Councillor de Wiggondene gave his apologies to the meeting.

b. KCC Councillors Report.

KCC Councillor Shellina Prendergast gave her apologies to the meeting.

c. Liaison with external parties

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

10. Joint Parish Group/Local Plan.

Cllr Horne reported that he had met with the Coordinating Team informally regarding the review of the Local Plan.

He spoke regarding Section 106 and CIL payments and raised concerns regarding this, as developers only have to take into consideration the area near to the development, not the total area affected. He stated that there was poor management of the current system and it was illogical.

Cllr Horne stated that the Local Plan Review was on a rolling program and the baseline would be taken from where it was at present.

He raised concerns regarding this and the additional housing numbers that he stated were incorrect. He confirmed that this had been raised with Maidstone Borough Council and their argument was that the Government had set a policy, and this dictated how many houses were developed in the South-east. He stated that concerns had also been raised regarding the Gypsy and Traveller Policy.

Cllr Horne reported that Maidstone Borough Council were holding forums on the 24th and 25th of October and he urged members to attend this to give the Parish Council's views.

He stated that there was a general lack of harmony between Maidstone Borough Council and Kent County Council regarding the infrastructure and roads. He spoke regarding the issues relating to the Barty Farm site.

11. Saint Mary's Church.

No further matters were raised.

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	£47043.50
Less/Add Account transfers/deposits	£0.00
Less Account for payment	£970.13
Closing Balance on Current Account	£46073.37

Cooperative 14 Day Account

Opening Balance on Current Account	£40266.19
Less/Add Account transfers/deposits	£0.00
Less Account for payment	£0.00
Closing Balance on Current Account	£40,266.19

Total Balance of all Parish Council Accounts **£86339.56**

13. Parish Matters.

a. Play Areas.

No matters were raised.

b. Footpath and Bridleways.

It was reported that the Bridleway KH131 had been closed since 2016 and no work was being undertaken on site. The Clerk was asked to liaise with Kent County Council regarding this matter.

Action: Clerk to progress.

14. Parish Council Committee Reports.

a. Binbury Park

Cllr Smith stated that the Binbury Park Planning application would be discussed before Full Council at the December Parish Council meeting.

He stated that he was happy for a short discussion to take place at this evening's meeting and he asked members for their views.

Cllr Stark stated that he had considered the advantages and disadvantages for the development and in his view, due to the traffic burden and the infrastructure problems he felt that the disadvantages outweighed the advantages and therefore felt that the Parish Council should object to the application.

Cllr Smith questioned the park-and-ride and dedicated bus lane on the A249 in the application stated in his view these were unrealistic.

Cllr Horne circulated his comments to all present. He stated that he had looked at the Statement of Community Involvement and the Ecology Report.

He'd had a presumption of being in favour of the development, however after looking through the documents he had reached to a different view.

He stated that the development lies within the parish of Thurnham, with the exception of a small area of land that is within Stockbury, yet all of the planning documentation refer to the development as being in Detling.

He said that he had challenged Quinns on this and had not received a satisfactory answer.

He confirmed that there were no profiles on Thurnham included in the documentation.

Cllr Horne questioned the proposal for a Business Campus of 46,000 m² for industrial use and stated that this was also included in the Woodcut Farm application and in his view it should be either/or rather than both.

He stated that KIMS had applied to lift the planning condition for medical use as there was too much business space in Maidstone.

He raised concerns regarding air quality and stated that this was an important factor with regards to health.

He also spoke regarding the Thurnham Aquifer and the long-term protection of this, he stated that the application stated that there would be moderate effect on the Aquifer and this needed to be taken seriously.

Cllr Waite stated that he initially had positive thoughts regarding this proposal, however he now had concerns regarding the existing industrial estate and shared the concerns of Cllr Horne.

Cllr Denham spoke regarding the problem with lorries in the area and stated that the larger picture needed to be considered, he spoke regarding problems on the A249 and stated that this would be an issue for five years with the J5 and J7 improvements.

Cllr Smith stated that this application would be formally considered at the next meeting and he asked the Clerk to make arrangements to have a large meeting room at the hotel and to ensure that the meeting was publicised.

Members discussed whether the Developer should be invited to speak at the meeting and it was agreed that this was not necessary as sufficient information had been received from them.

b. Planning Matters.

Application Received

- | | |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18/504619/FULL | Stirling 2 Ace High Close Thurnham Maidstone Kent
Single storey rear extension with glazed terrace above. |
| 18/504836/EIOUT | Binbury Park Bimbury Lane Detling Maidstone Kent
Outline application (with all matters reserved apart from Access) for the erection of up to 1,750 dwellings including Affordable housing, 46,000 sq.m of commercial space, a Hotel, a local centre, a new primary school, a park and Ride facility..... |
| 17/504923/FULL | Longton Wood Stockbury Valley Stockbury Kent ME9 7QP
Retrospective application for change of use of woodland to airsoft activity Centre and erection of associated structures, camping, filming, re-enacting, woodcraft, Duke of Edinburgh and life skills. |

Cllr Smith stated that this application was currently with planning committee for consideration.

MBC Decisions

18/501254/LBC
Howe Court Crismill Lane Thurnham Maidstone Kent ME14 3LY
Listed Building Consent for installation of a new door opening through existing facing brick wall to create access into new snug area, and a conservation roof light within roof space of ground floor annexe addition.
Application Permitted

Cllr Smith spoke regarding land between Bearsted Golf Course and Chapel Lane that was for sale. He stated that a Crowdfunding page has been set out to raise funds to purchase this and Bearsted Parish Council had agreed to contribute a substantial sum towards the purchase of the land.

He asked if the PC would consider making a contribution towards the land. This was discussed, and it was agreed that the Parish Council would want a share of the ownership and further details regarding the legalities before it would consider a contribution.

c. Enforcement Matters.

No matters were raised.

d. Highway Matters.

Cllr Stark reported that he had raised concerns regarding the condition of the white lines on the A20 near to Leeds Castle. He stated that this had now been repainted and this had improved visibility.

It was reported that vehicles were still parking near to the pedestrian entrance of the Woodland Trust land and this was causing an issue.

15. Thinking Day discussion points.

This item was deferred to a future meeting.

16. Future Agenda Items.

No matters were raised.

17. Date of next Meeting.

19th November 2018.

*There being no further business to discuss the meeting was closed to the
press and public at 9.08pm.*

Signed.....

Dated.....