



## **THURNHAM PARISH COUNCIL**

Parish Clerk: Mrs Sherrie Babington  
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To all Members of the Parish Council.

Notice is hereby given to Members of Thurnham Parish Council, that the next Meeting of the Parish Council is to be held on **Monday 21<sup>st</sup> October 2024** at the Tudor Park Hotel, Ashford Road, Thurnham, commencing at 7.00pm. Members are summoned to attend.

### **Agenda**

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.*

2. **Parish Councillor Vacancy.**

*To consider any applications for Co-option.*

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.*

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

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

*To consider any matters arising.*

6. **Public Participation.**

*To discuss any questions received by members of the public.*

7. **Clerks Report.**

*To receive the Clerks Report.*

8. **Financial Matters:**

a) **Financial Statement.**

*To receive and approve the financial statement and payments.*

9. **Planning Matters:**

a) Planning Application Received

No applications to consider.

b) MBC Planning Decisions

23/502955/FULL

Land At Longton Wood Coldblow Lane Thurnham Kent ME14 3LR

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.

Application Refused

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

(1) The submitted application resulting in permanent loss (tarmac car park, toilet, shower, plantroom, and store building) and deterioration (increased use of access track and footpaths, vehicle headlights, use of the marquee, internal and external lighting, noise, amplified music additional event infrastructure, recreational activity and concentrated activity by large groups) of irreplaceable habitats in this designated ancient woodland fails to demonstrate any 'wholly exceptional reasons' to justify this development or any suitable or adequate compensation strategy. The application is contrary to policies LPRSS1, LPRSP9, LPRSP14(A), LPRQD2 LPRQD4 of the Local Plan Review (2024), the National Planning Policy Framework ( 2023 including paragraphs 180 and 186), and Natural England's Standing Advice on Ancient Woodland. There are no factors present that would outweigh the significant identified harm.

(2)The submitted application results in unacceptable harm to the intrinsic character and appearance of this nationally important area of countryside. This harm including the detrimental impact from the tarmac car park, toilet, shower, plantroom, and store building, vehicles and their headlights, the marquee, internal and external lighting, noise, amplified music, additional event infrastructure, recreational activity and concentrated activity by large groups. The application fails to 'further the purposes' of the designated Kent Downs National Landscapes to conserve and enhance its natural beauty. (Section 245 of the Levelling-up and Regeneration Act 2023). The application is contrary to policies LPRSS1, LPRSP9, LPRSP14(A), LPRQD2 and LPRQD4 of the Maidstone Local Plan Review (2024) and advice in the NPPF (2023). The application is contrary to the Kent Downs National Landscape Management Plan 2021-2026 which requires development to protect, conserve and enhance the special characteristics and qualities, natural beauty and landscape character of the Kent Downs National Landscape, including its tranquillity and dark night skies.

24/501899/FULL

Longton Manor Stockbury Valley Stockbury Kent ME9 7QN

Change of use of land for stationing of 15(no) static caravan pitches, to be occupied by Gypsies and Traveller families, with associated hard surfacing/parking (Resubmission of 23/505276/FULL) (Retrospective).

Application Refused

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

(1) The submission, by virtue of its scale, layout and location, and the removal of Ancient Woodland within the site, would harmfully consolidate sporadic and urbanising

development in the area, resulting in a development that would not positively recognise the intrinsic character and beauty of the countryside hereabouts. This failure to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape would be contrary to policies LPRSP9, LPRSP15, LPRHOU8, and LPRQD4 of the Maidstone Borough Local Plan Review (2021-2038); the Council's Landscape Character Assessment (2013); the Kent Downs AONB Management Plan; and the aims of the National Planning Policy Framework (2023).

(2) Within the application site there has been the direct loss of ancient woodland, an irreplaceable habitat. There are not any wholly exceptional reasons for this loss, and the submission is not accompanied by a suitable compensation strategy to adequately mitigate against this loss of Ancient Woodland. On this basis, the submission is contrary to policies LPRSP14(A) and LPRSP15 of the Maidstone Borough Local Plan Review (2021-2038); the aims of the National Planning Policy Framework (2023); and Natural England's and Forestry Commission's Standing Advice on Ancient Woodland.

(3) The submission does not provide an appropriate 15m buffer zone around the whole development, separating the development from the Ancient Woodland (including what has been removed); and the submission has failed to demonstrate that the development would not result in the further loss or deterioration of Ancient Woodland, an irreplaceable habitat, contrary to policies LPRSP14(A) and LPRSP15 of the Maidstone Borough Local Plan Review (2021-2038); the aims of the National Planning Policy Framework (2023). and Natural England's and Forestry Commission's Standing Advice on Ancient Woodland.

(4) The submission has failed to provide sufficient information regarding how the development, through integrated design, would improve biodiversity in and around development, and how it would secure measurable net gains for biodiversity. On this basis, the submission is contrary to policies LPRSP14(A), LPRSP15, LPRHOU8 and LPRQD1 of the Maidstone Borough Local Plan Review (2021-2038); and the aims of the National Planning Policy Framework (2023).

(5) The submission has failed to demonstrate the acceptability of the proposed development in relation to highway safety. This would be contrary to policies LPRSP15 and LPRHOU8 of the Maidstone Borough Local Plan Review (2021-2038); and paragraph 115 of the National Planning Policy Framework (2023)

c) Other Planning Matters.

No other matters to consider.

10. Highway & PROW Matters.

a) To consider general highway and PROW matters.

To consider the PC view on the PROW Diversion KH99, KH89, KH98 at Stockbury and Thurnham.

b) HIP (Highways Improvement Plan).

To receive an update on the Highways Improvement Plan.

11. Future Agenda Items.

To consider any future items.

12. Date next Meeting – Monday 18<sup>th</sup> November 2024

*S Babington*

Mrs S Babington

Parish Clerk