

**The Minutes of the Meeting of Thurnham Parish Council held on 19th November 2018
at the Marriott Tudor Park Hotel at 7:30 PM.**

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

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

The meeting was chaired by Parish Cllr Skinner.

1. Apologies.

Apologies were received from KCC Cllr Prendergast, and MBC Cllr de Wiggondene-Shepperd.

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 Horne to accept these as a true record, this was seconded by Cllr Smith and agreed by all present.

The Minutes were then signed and dated by the Chairman.

4. Matters arising from the Minutes.

There were no matters arising.

5. Public Comments and Observations.

A resident attended the meeting to speak regarding a planning application for the Black Horse Inn, she raised concerns about the application, as the new restaurant would overlook her property and the others adjacent to the development.

She raised concerns regarding the increase in traffic and problems with parking in the area. She asked if the Parish Council would consider her concerns when looking at the planning application.

Cllr Skinner thanked the resident and stated that the PC would consider the issues raised when looking at the planning application.

He then invited other member of public to speak on the planning application for Binbury Park.

The Chairman of Stockbury Parish Council stated that Stockbury PC would object to the planning application on the grounds of traffic and the ANOB designation as this would set a precedent.

He stated that area was outside of the MBC Local Plan, the area was rich in archeology and was the site of an Ancient Monument and Sound Mirror.

He confirmed that Stockbury Parish Council had considered the plans and would be submitting an objection to the development.

A representative for Bearsted Parish Council stated that the development would not impact on Bearsted.

A resident from Stockbury spoke regarding the implications that the development would have on the A249 as there was already queueing traffic on a daily basis.

A resident raised concerns were raised regarding traffic and stated that the highways solution in the application was not sufficient and would not cope with the volume of traffic, the access was also inadequate. She stated that the AONB was on the dip slope of the escarpment and the development was detrimental to the area.

She stated that water in the area was in short supply and raised concerns regarding the effect on the aquifer.

A resident living on the A249 spoke regarding the frequent accidents on the A249 which closed the road.

Hamish Buttle from Quinn Estates attended the meeting and stated that he was happy to clarify any matters raised if necessary.

A resident from Bearsted stated that he felt that this was a development for commuters, he asked if improvements to the highway would be undertaken prior to the development. He stated that the wider aspects needed to be considered.

A resident from Scragged Oak Road stated that the transport plan was unacceptable, and he questioned who would use a bus to travel to the station.

Concerns were raised with regards to the water and sewage supply for the development.

Hamish Buttle from Quinn Estates clarified some queries raised and he spoke regarding the highway improvements proposed as part of the planning application and addressed the MBC housing numbers and the Local Plan, the healthcare aspects and water and sewage.

The Chairman thanked all present for their comments.

6. External Reports:

a. MBC Ward Councillor's Report.

Apologies were received from MBC Cllr de Wiggondene-Shepperd.

b. KCC Councillor's Report.

Apologies were received from KCC Cllr Prendergast.

7. **Planning Matters:**

a. Binbury Park.

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.....

The Chairman asked members for their views on the Binbury Park application.

Cllr Stark stated that he felt that the application would have implications on the Parish of Bearsted, there was already problems with parking in Bearsted and this would increase should the development take place.

Cllr Skinner confirmed that the Transport Assessment did mention Bearsted Station.

Cllr Horne stated that he was disappointed as he had an open mind concerning the development, however the application clearly stated that there was no intention of clearing up the existing industrial estate.

He stated that Thurnham was airbrushed out of the application, it only stated Detling and he had taken this matter up with Quinn's and had not been satisfied with their response.

He spoke regarding the archeology, stating that there were artefacts on site, Binbury Castle and a Sound Mirror, these were listed in the archeological section of the application but not incorporated in the development.

The 46,000 m² business campus was the same size as that proposed at Junction 8 and he felt that this should be either, or, not both. Junction 8 was within the Local Plan and there is not enough demand for both sites.

He stated that he had grave reservations in relation to air quality and the aquifer, the consequences must be considered. Water in the area is stressed in the south east. The aquifer provided a considerable amount towards the water supply for the surrounding area.

The site is not an allocation within the Local Plan and MBC has a sufficient housing supply at present.

He stated that the site was an AONB and therefore this should be treated as such.

Cllr Denham stated that he was in favour of the development, he stated that more housing is needed, however he doesn't agree with the business campus as he felt that there was adequate within the Borough.

Cllr Waite stated that he agreed with the comments of Cllr Horne.

Cllr Shelley stated that he had concerns regarding the development of an AONB and the traffic implications.

Cllr Baigent confirmed that he agreed with the views of members and the public, a business campus was not needed as there was a sufficient supply within the area.

Cllr Smith stated that he was not completely against the scheme, he felt that the community needed to consider what they wanted on the site. He was concerned regarding the infrastructure and the implications of the development on traffic. He stated that the Third Thames Crossing would also impact on the area.

Cllr Skinner stated that there was a need for development, there were advantages for the creation of a school, and the proposed infrastructure would be helpful to the White Horse Woods. However, he was not convinced by the Transport Strategy and was concerned about creeping development and the development of an AONB.

He asked members to vote if they were in favour of the application.

A vote was cast 2 in favour and 6 against with 1 abstention.

It was therefore agreed that the Parish Council would object to the application.

The Chairman stated that the Parish Council had agreed to oppose the planning application and he asked members if they wished to have professional assistance in writing the letter.

This was discussed, and it was agreed to appoint consultant Brian Lloyd to assist with the letter of objection and a budget of £500 was agreed. (Smith/Horne).

b. Other Planning Matters

18/505366/LBC Castlebank Pilgrims Way Thurnham Maidstone Kent
Listed Building Consent for proposed erection of single storey side extension.

18/505316/FULL Castlebank Pilgrims Way Thurnham Maidstone Kent
Consent for proposed erection of single storey side extension.

18/505361/FULL The Black Horse Inn Pilgrims Way Thurnham Maidstone
Change of use of owner's accommodation to form additional restaurant area.

Members noted the concerns of residents regarding their privacy and security as the proposed new Restaurant would overlook their properties.
The application was discussed, and it was agreed that the PC had no objections, however a comment would be made to have frosted glass placed in the windows that overlooked the residential properties.

Action: Clerk to progress

18/505362/LBC The Black Horse Inn Pilgrims Way Thurnham Maidstone
LBC for Change of use of owner's accommodation to form additional restaurant area.

- 18/505664/FULL Vodafone Radio Mast Browns Demolitions Friningham estates Detling Maidstone
Removal of 6no. Antennas and replacement with 4no.antennas installation of 2no. Remote radio heads and 1no. GPS module on the equipment cabin and ancillary development thereto.
- 18/504973/FULL Woodlands, Stockbury Valley, Stockbury
Creation of a 4.5m earth bund adjacent to the A249, Sittingbourne Road.

MBC Decisions

18/504619/FULL

Stirling 2 Ace High Close Thurnham Maidstone Kent ME14 3ND
Single storey rear extension with glazed terrace above.
Application Permitted

18/503813/FULL

Thurnham Court Thurnham Lane Thurnham Maidstone Kent ME14 3LG
Erection of a new 3 bay detached garage with garden store
Application Permitted

8. Land for auction off Ware Street.

The Chairman stated that the land off Ware Street had been sold at auction to a private buyer therefore no further action was required by the Parish Council.

9. 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	£46303.37
Less/Add Account transfers/deposits	£0.00
Less Account for payment	£1344.57
Closing Balance on Current Account	£44958.80

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

£85237.58

10. Future Agenda Items.

No matters were raised.

11. Date of next Meeting.

10th December 2018.

There being no further business to discuss the meeting was closed to the press and public at 9.13pm.

Signed.....

Dated.....