

The Minutes of the Meeting of Thurnham Parish Council held on 15<sup>th</sup> January 2024.  
Held at the Tudor Park Hotel, at 7:30pm.

*Councillors present:*     *Duncan*  
                                  *Horne*  
                                  *Shelley*  
                                  *Skinner*  
                                  *Smith*  
                                  *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 Dunlop, Stark, 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 Shelley to accept these as a true record, this was seconded by Cllr Horne 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.

Residents of Thurnham Lane attended the meeting to present their petition object to HGVs travelling along Thurnham Lane. They stated that this was dangerous, and they were currently travelling to and from Court Farm.

The Chairman confirmed that the Parish Council was aware of the issues and was working with the appropriate authorities to try to resolve this matter. He stated that the retrospective planning application had been refused by Maidstone Borough Council and the Parish Council was now hoping that MBC Planning Enforcement would action.

Borough Cllr Val Springett spoke regarding this matter and stated that Planning Enforcement had visited the site. She spoke regarding the coordinated approach with Maidstone Borough Council to get this issue considered as a whole. She spoke regarding a parishes traffic group that had been set up via Bearsted Parish Council to look at all common issues regarding speeding, HGVs and weight limits.

A general discussion took place regarding the M20 and the closure from J7 to J8 eastbound and the signage that had been installed detailing the diversion routes.

## 7. Clerk's Report.

The Clerk's report was noted by members.

### Community Resilience Plans

*The Kent Resilience Forum (KRF) is linking up with Communities Prepared to highlight a series of free online training workshops taking place in the New Year for local community volunteers looking to develop their skills and create their community resilience plans.*

*We are encouraging parish and town councils, and other community groups, to take part in these courses, to help them become better prepared to respond to a range of potential emergency situations in their local area, from flooding and severe weather to a loss of utilities.*

*Please find below the details for the upcoming free training sessions offered by Communities Prepared:*

*Snow volunteer training session  
Wednesday 17 January 2024 6pm*

*Flood Volunteer Session  
Thursday 18 January 2024 6pm*

*Community Emergency Planning Workshop – Part 1  
Wednesday 24 January 2024 6pm*

*Community Emergency Planning Workshop – Part 2  
Wednesday 31 January 2024 6pm*

*Community Emergency Planning Troubleshooting  
Wednesday 7 February 2024 6pm*

**8. External Reports.**

**a. MBC Ward Councillors Report.**

MBC Councillor Stephen Thompson gave his report to the meeting:

He stated that he had agreed to present the petition to the Borough Council on behalf of the residents and asked what Thurnham Parish Council would do about the lorries and Court Farm. The Chairman confirmed that the Parish Council would continue to work with Maidstone Borough Council as they try to reach a conclusion to this issue.

Cllr Thompson reported that there had been issues with bin lorries not being able to access the road to empty the bins in Edlin Road due to inconsiderate parking. He stated that their rubbish had not been collected since the 6th of January.

He reported that he had sent a letter to all residents, asking them to park thoughtfully and was monitoring the situation to see if this assisted with the issue.

He spoke regarding Community Resilience Plan and asked if the Parish Council was going to set up a Thurnham Resilience Plan. The Chairman stated that the Parish Council had considered the training being put forward by Maidstone Borough Council, and it was happy to set up a contact list to place on the website and parish noticeboard detailing contact numbers for specific agencies. However, the Parish Council did not feel that a Resilience Plan was necessary for Thurnham and was happy for Maidstone Borough Council to take the lead on this.

**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**

No report was received.

**9. Joint Parish Group/Local Plan.**

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

He reported that the coordinating group were currently looking at the Planning Inspector's additional consultation areas of the Local Plan.

John Horne reported that he had attended a seminar on the NPPF Refocused and he reported on this.

**10. Saint Mary's Church.**

Cllr Smith reported on St Mary's Church.

*Cllr Wise gave his apologies and left the meeting at 8:45 pm.*

**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.

The draft budget and associated reports were circulated to all members with the meeting papers. This was discussed and it was proposed by Cllr Shelley to set the precept at £26,569 for 2024/25, this being a 0% increase to the Band D Tax rate, this was proposed by Cllr Smith and agreed by all present.

Members discussed the level of reserves held by the Parish Council and agreed to earmark these as follows:

- £30,000 for highways projects.
- £15,000 for environmental projects.
- £5,000 for administration/paperless/communication projects.

This was proposed by Cllr Smith, seconded by Cllr Duncan, and agreed by all present.

## 12. Planning Matters:

a. Planning applications to consider.

23/505276/FULL - Longton Manor Stockbury Valley Stockbury Kent

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. (part retrospective).

***Objections submitted.***

23/505670/FULL - The Potted Garden Nursery Ashford Road Bearsted

Demolition and removal of 2(no) buildings and 1(no) shed; erection of single storey building to provide retail space and store/staff facilities; erection of side extension to existing greenhouse to provide café and retail space; erection of single storey toilet block; and amendments to parking layout and associated works.

***No objections.***

b. MBC Planning Decisions

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.

Application Permitted

23/504782/SUB

Scammell Lodge Friningham Detling Maidstone Kent ME14 3JD

Submission of details pursuant to condition 3 (Section 278 Agreement for the implementation of the site access works) and condition 4 (details of the proposed surface dressing) in relation to planning permission 20/506149/FULL.

Application Permitted

23/504465/TPOA

21 Caring Lane Bearsted Maidstone Kent ME14 4NJ

TPO application to remove the overhanging branches of three Pine back to the boundary line subject to TPO 22 of 2008.

Lesser Works (Trees)

23/505054/FULL

4 Peverel Drive Thurnham Kent ME14 4PS

Erection of first floor side extension.

Application Refused

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

(1) The proposed extension extends an excessive 4.7m beyond the rear of No.6, at only 0.69m from the boundary, with eave height approximately 5.2m, resultantly the proposed development would possess excessive height and depth in relation to the habitable rooms to the rear of no. 6 Peverel Drive, causing an unsatisfactory, overbearing impact upon outlook. To permit the proposal would therefore be contrary to policies DM1 and DM9 of the Maidstone Borough Local Plan (2017), the design guidance set forth in the Council's adopted Residential Extensions SPD, and the Central Government planning policy contained in The National Planning Policy Framework (2023).

c. Other Planning Matters.

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 .

As an update from the previous appeal Inquiry notification letter dated 29th November, please note that the Inquiry will close on Monday 15th January and not Friday 12th as previously stated. The Inquiry will open at 12pm Monday 8th January 2024 then 10am Tuesday-Friday and at 2pm on Monday 15th January. The Inquiry will be an in-person event at the Town Hall apart from the parties closing statements for the appeal, which will be carried out virtually and are scheduled to take place at 2pm on Monday 15th January. If you wish to watch the closing statements virtually please contact the Local Planning Authority (email: [planningtechnicalteam@maidstone.gov.uk](mailto:planningtechnicalteam@maidstone.gov.uk) or telephone: 01622 602092) for details of how to do so.

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](http://www.maidstone.gov.uk/planningsearch) - please use the planning application reference.

Any views you have already made will be considered by the Secretary of State when determining the appeal. The appeal decision will be published on the Planning Portal.

**13. Highway & PROW Matters.**

a. To consider general highway and PROW matters.

No matters were raised.

b. HIP (Highways Improvement Plan).

No matters were raised.

**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](mailto:manager@kentalc.gov.uk) by Friday 2nd February 2024.

*It was agreed that no action would be taken by the PC this year.*

**15. Future Agenda Items.**

No matters were raised.

**16. Date of next Meeting.**

19<sup>th</sup> February 2024.

There being no further business to discuss the meeting was closed to the press and public at 9.05pm.

Signed.....

Dated.....