

**The Minutes of the Meeting of Stockbury Parish Council
held in Stockbury Village Hall on the 19th July 2017 at 7:30 PM.**

***Councillors present: Bingham
Brown
Cathcart
Mace
Southern
Woods***

Also, present: Parish Clerk, Mrs S Babington, MBC Councillor Patrick Garten, and members of the press and public.

The meeting was chaired by Parish Cllr Woods.

1. Apologies.

Apologies were received from Parish Councillor Tomsett, KCC Councillor Shellina Prendergast and the police.

2. Declaration of Interest.

No interests were declared.

3. Minutes of the previous Meeting.

The Minutes of the previous meeting were circulated to all present. These were proposed by Cllr Cathcart as a true record, this was seconded by Cllr Mace and agreed by all present.

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

4. Matters Arising.

Tri-Parish Meeting – The Clerk informed members that representatives from Detling and Thurnham Parish Councils were available to attend a meeting on 31st July 2017.

Action: Clerk to email all representatives to confirm the date for the meeting.

5. Notice of Reports from External Meetings.

No matters were raised.

6. Consultation on the Meeting Agenda.

a. Members of the Public.

No matters were raised.

b. Parish Councillors.

Cllr Brown – Funding for the Church. Cllr Woods stated that there was an item on the agenda to discuss the request from the Church.

7. Police Report.

The Police gave their apologies to the meeting.

Cllr Cathcart reported on the email that had been received from the police regarding the restructuring of the PCSO cover for parishes.

8. Highways Matters.

It was reported that the traffic management for the County Show had worked well and as agreed prior to the event.

It was agreed that the Clerk should email the Show Ground to thank them for their assistance in this matter.

Action: Clerk to progress.

9. Planning Matters.

a. Planning Applications.

Application Received

- 17/503207/FULL The Bungalow Cowstead Farm Cowstead Road Stockbury**
Erection of a single storey front extension a front bay an entrance canopy two new rear dormer windows to rear and alterations to fenestration.
No Objections.
- 17/503176/FULL Basset Barn Pett Road Stockbury Sittingbourne Kent**
Conversion of existing barn to a detached dwelling, and erection of single storey side extensions to the east and west elevations.
No Objections.
- 17/503633/FULL 7 The Street Stockbury Sittingbourne Kent ME9 7UE**
Erection of single storey rear extension, front porch, and insertion of rear chimney flue.
No Objections.
- 17/502932/OUT Guildstead Lodge Yelsted Lane Sittingbourne Kent**
Outline Application (With All Matters Reserved) for erection of a prefabricated eco-friendly three-bedroom three storey house.

Cllr Woods spoke regarding this application and asked members for their views.

Cllr Southern stated that the neighbours had not been notified of the planning application. Cllr Woods stated that a notice had been put up, however this was not in the correct position.

Cllr Brown questioned whether the new development would be in keeping with the environment and stated that she felt that it would be too prominent in the AONB.

This was discussed further by members and it was agreed that the Parish Council would raise objections to this application because it was inconsistent with the area and out of character in the AONB.

Action: Clerk to Action.

- 17/503401/FULL Catharos Lithos Yelsted Road Yelsted Sittingbourne Kent**
Change of use from C3 (residential) to mixed use C3 (residential) and Sui Generis for the training and boarding of canines and associated activities (Retrospective).

The Chairman stated that residents were in attendance to speak regarding this application and he invited them to speak.

A resident raised concerns regarding the errors and inconsistencies in the planning application. He spoke regarding the history of the site and stated that until May 2016 it was a residential property with no business being carried out at the site.

He stated that this had been a matter for planning enforcement with MBC and they had confirmed that in May 2016 it was a residential property with no business being undertaken and whilst they recognised that there was a breach of planning they did not act as it was a minor breach and they closed the case.

Since then the planning breach had become a major breach and the owners have now submitted a retrospective planning application.

The resident stated that there were attack dogs being trained onsite.

Another resident attended the meeting and raised the same concerns, he stated that he had lived in his property for 28 years and at no time had an established business been undertaken at the property.

He raised concerns that over the last year there had been problems with noise from the site and a noise abatement notice had been served on the owners.

He reported that 20 dogs were on the site and the noise and traffic was a problem.

Cllr Woods stated that the Parish Council had to consider the planning application on planning grounds and he asked members for their views.

Cllr Southern stated that she strongly objected to the application, Cllr Brown supported this view.

Concerns were raised regarding the reluctance of MBC to attend the site to undertake noise monitoring.

Cllr Woods stated that the application documentation stated that the business had been established since 1990 and this was incorrect.

Ward Councillor Patrick Garten spoke regarding the planning application and stated that this had been an issue for him as a Ward Councillor for the past year.

He stated that the issue had been raised with the MP and the Dog Act 1973 did not give the powers to act on this matter.

Councillor Garten stated that a noise abatement notice had been served to the owners, but there was an issue with officers being safe when attending the site.

He stated that the applicants had now submitted a retrospective planning application.

He suggested that if the application was approved then it would lay down stringent conditions to regulate it and this would then give the Borough Council the power to enforce the conditions.

He stated that there was a danger that if the application was not granted permission that this would weaken the powers of MBC.

Cllr Mace stated that MBC did not enforce planning conditions that they placed on an application and this had been an issue in the parish in the past.

Cllr Woods thanked the residents for their comments and asked members to consider the planning application and give their views.

Following a discussion, it was agreed that the Parish Council would object to the application on the following grounds:

- Inappropriate place for a business.
- No existing business in place.
- Planning documentation is incorrect.
- No provision for the disposal of waste.
- Inappropriate business in an AONB.
- Noise pollution.
- Detrimental environmental impact.

The Clerk was asked to write an objection letter and circulated to members.

Action: Clerk to progress.

b. Appeals and Decisions.

The decisions by MBC were noted by members.

17/502172/FULL

Glebe House Hill Green Road Stockbury Sittingbourne Kent ME9 7UN

Enlargement of existing porch with new canopy and alterations to garage roof

Application Permitted

c. War Games, Squirrel Woods.

MBC Cllr Garten reported that a new planning application was due to be submitted to MBC.

d. Longton Woods.

MBC Cllr Garten stated that the applicant had submitted an appeal for this application and therefore planning enforcement action would stop until this had been heard.

e. Binbury Park.

No matters were raised.

f. MBC Local Plan.

No matters were raised.

10. Financial Matters.

a. Statement of Accounts.

The Financial Statement was circulated and approved by all present.

Bank Balances - July 2017

Opening Balance on Current Account	£500.00
Add deposits	£0.00
Less Account for payment	£806.08
Add transfers from Business Reserves Account	£806.08
Closing Balance on Current Account	£500.00
Nat West Business Reserve Account	
Opening Balance on Business Reserve Account	£39031.13
Add deposits	£0.00

Less transfers to Current Account	£806.08
Closing Balance on Business Reserve Account	£38,225.05

Total of all Bank Accounts **£38,725.05**

b. Cheques for Payment.

The cheques for payment were authorised by members. These were then signed by two authorised signatories. (Mace/Woods)

c. Request for financial assistance from St Mary Magdalene Church, Stockbury.

Cllr Mace declared an interest in this matter and withdrew from discussions.

Cllr Brown spoke in support of this application for financial assistance and stated that she felt that the Parish Council should support the church.

She stated that residents currently undertook maintenance voluntary and she felt that a donation should be given to cover the costs.

Cllr Southern stated that she did feel that a donation should be considered by the PC.

Cllr Woods stated that he did not feel that the PC should support the church when it was already supported by a wealthy organisation.

Cllr Brown stated that a one-off donation should be considered to keep the church yard maintained for the benefit of the parish.

Cllr Cathcart asked what fundraising was undertaken by the church and Cllr Mace spoke regarding this.

Cllr Bingham supported giving a donation to the church.

Following a further discussion, it was proposed by Cllr Woods that a donation of £200 was given to the Church. Cllr Brown disagreed with this and suggested that the donation should be £350. This was counter proposed by Cllr Cathcart who proposed that a donation of £250 was given to the church. This was seconded by Cllr Bingham and agreed by all present.

Action: Clerk to liaise with Church and raise a cheque for £250 at the August meeting.

11. External Reports.

a. Parish Councillors.

No matters were reported.

b. Kent County Councillor.

KCC Councillor Shellina Prendergast gave her apologies to the meeting.

c. Maidstone Borough Councillor.

MBC Councillor Garten gave his report to the meeting.

He spoke regarding the MBC Low Emission consultation and urged all to participate in this.

He reported in the MBC funding for the ANOB unit and stated that this was currently being reviewed by MBC.

12. Correspondence Report.

The Correspondence Report was noted by members.

13. The Harrow.

Cllr Southern reported that the Harrow was currently being renovated by volunteers and stated that it was progressing well.

She stated that it was anticipated that it would be reopen to the public in the next four weeks.

14. Neighbourhood Watch Scheme.

No matters were raised.

15. Stockbury Orchard.

No matters were reported.

16. Stockbury Community Bus.

No matters were reported.

17. Parish Website.

Cllr Woods reported that the new Stockbury Website would be up and running in the next few weeks.

18. Footpaths and Bridleways.

No matters were reported.

19. Any Other Business.

a. Members of the Public.

A resident spoke regarding the problem with rubbish in the parish and stated that she felt that the PC should address the problem.

A general discussion took place regarding this problem and Cllr Woods stated that some residents do look after their own areas of the parish, he stated that at one point a scheme was set up in the parish to coordinate litter collection and he suggested that the resident liaise with the organisers of this group.

b. Parish Councillors.

No matters were reported.

20. Date of next meeting.

16th August 2017.

There being no further business to discuss, the meeting was closed to the press and public at 9.15pm.

Signed: _____

Dated: _____