

The Minutes of the Meeting of Stockbury Parish Council
held in Stockbury Village Hall on the 17th of January 2024 at 7:30PM.

Councillors present: Cathcart
Moody
Southern
Sumner
Tomsett

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

The meeting was chaired by Parish Cllr Southern.

1. **Apologies.**

Apologies were received and accepted from Parish Councillor Azad, Woods, and KCC Councillor Prendergast.

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, these were seconded by Cllr Sumner and agreed by all present.

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

4. **Matters Arising.**

There were no matters arising.

5. **Notice of reports from external meetings.**

No matters were reported.

6. **Public Comments and Observations.**

A resident attend in the meeting to speak in relation to the licensing application for Dice Fuels. He raised questions regarding the Stockbury Observer, the November Parish Council meeting and the Attendance Register held by the Parish Council.

The resident spoke about local businesses and the impact of the J5 works on these.

Cllr Southern stated at the Parish Council were doing everything possible to try to promote local businesses.

Cllr Moody stated that an advert for local businesses had been placed on Facebook and had been sent to 55,000 people, 22,000 people saw the advert locally. He stated that the Pub had attracted more trade from this promotion.

Cllr Southern stated that she could assist in further promoting businesses through Visit Maidstone publicity.

A general discussion took place regarding the M2 Junction 5 works and the expected completion date for the flyover.

7. Highways Matters.

a. General Highway Matters.

Cllr Moody reported that another HGV had got stuck in Rumstead Road and damaged a hedge. he reported that a resident had spoken with the driver about the incident.

He spoke regarding the need to have a meeting with KCC Highways Officer Rob Sparrow, to discuss highway matters and signage.

b. Highways Improvement Plan.

No matters were reported.

c. M2 Junction 5 Improvements.

Cllr Sumner raised concerns regarding the temporary barrier when turning onto the crossover. She stated that this was too high and obscure in the sidelines.

Cllr Moody stated that he would raise this with National Highways.

Action: Cllr Moody to action.

8. Planning Matters:

a. Applications Received

No applications to consider this month.

b. Application Decisions by MBC

23/504946/FULL

Merriefields Hill Green Road Stockbury Kent ME9 7UN

Demolition of existing double garage and store. erection of a new detached four bay Garage together with alterations to the two existing vehicle access points and erection of a new front boundary wall.

Application Refused

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

(1) By reason of its excessive length and its position/orientation, the proposed outbuilding would appear obtrusive and result in a sprawl of built development across the site, eroding the openness of the countryside and so detracting from the rural character of the area. As such, it would fail to either conserve or enhance the natural and scenic beauty of the Kent Downs Area of Outstanding Natural Beauty. To permit the proposal would therefore, be contrary to Policies SP17, DM1, DM30 and DM32 of the Maidstone Borough Local Plan 2017, Policies SD2, SD3, SD8, SD9 and LLC1 of the Kent Downs Area of Outstanding Natural Beauty Management Plan 2021-2026, the Council's adopted residential extensions SPD, in particular paragraphs 5.28, 5.29, 5.30 and 5.31, and the central government planning policy contained in The National Planning Policy Framework (2023).

(2) The proposed front boundary treatment is of an ornate, suburban design that is out of keeping with the existing, simple, under-stated front boundary treatments in the vicinity and so would be harmful to the character and appearance of the rural lane and countryside surroundings, thereby detracting from and failing to either conserve or enhance the natural and scenic beauty of the Kent Downs Area of Outstanding Natural Beauty. To permit the proposal would therefore be contrary to Policies SP17, DM1 and DM30 of the Maidstone Borough Local Plan 2017, Policies SD2, SD3, SD8, SD9 and

LLC1 of the Kent Downs Area of Outstanding Natural Beauty Management Plan 2021-2026, the Council's adopted residential extensions SPD, in particular paragraphs 5.47, 5.48 and 5.49, and the central government planning policy contained in The National Planning Policy Framework (2023).

23/504990/FULL

Vale House Stockbury Valley Stockbury Sittingbourne Kent ME9 7QD

Retrospective application for change of use from horse stables to 1 bed studio.

Application Refused

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

(1) The dwelling is far removed from basic services and facilities, with occupants being reliant on the use of a private motor vehicle to travel for access to day-to-day needs. This reliance on the private motor vehicle is contrary to the aims of sustainable development as set out in policy SS1 of the Maidstone Local Plan (2017) and the aims of the National Planning Policy Framework (2023).

(2) The application building has a poor visual appearance and does not have sufficient quality or standard of appearance to meet the threshold where adopted policy seeks building retention and reuse. The building is not on the statutory list of historically important buildings. The building is not of traditional construction and does not contribute towards the setting of any listed buildings, or other buildings which contribute to landscape character, or which exemplify the historical development of the Kentish landscape. As such the proposal is contrary to policy DM31 of the Maidstone Borough Local Plan (2017), and the National Planning Policy Framework (2023).

(3) The conversion involving the intensification and expansion of domestic development in this rural location and with the associated change of use to residential garden and domestic paraphernalia harms the intrinsic character and beauty of the countryside and the Kent Downs National Landscape (formally AONB) where great weight is given to conserving and enhancing the landscape. The conversion is contrary to policies SS1, SP17, DM1, DM30 and DM31 of the Maidstone Borough Local Plan (2017), the National Planning Policy Framework (2023) and the aims of the Kent Downs AONB Management Plan (2021-26).

(4) The application fails to demonstrate that any attempt has been made at securing an alternative commercial re use of the building, contrary to policy DM31 of the Maidstone Borough Local Plan (2017), and the National Planning Policy Framework (2023).

23/504945/FULL

Merriefields Hill Green Road Stockbury Kent ME9 7UN

Conversion of existing garage into a habitable space with the erection of a single storey extension to east elevation. Demolition of existing conservatory and erection of a single storey side extension to the West elevation with basement beneath. insertion of new chimney to south elevation, new dormer to north elevation, fenestration changes and creation of a new below ground swimming pool.

Application Refused

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

(1) By reason of their scale, position and design, the proposed side extensions would fail to respect or be well-related to the design and form of the existing host dwelling and when taken cumulatively with the existing additions to the original single-storey bungalow,

would result in total extensions of excessive scale and a sprawling building of vast proportions and stretched-out incongruous appearance which would cause harm to the character and appearance of the countryside and erode its openness. As such, the proposals fail to either conserve or enhance the natural and scenic beauty of the Kent Downs Area of Outstanding Natural Beauty. To permit these extensions would therefore be contrary to Policies SP17, DM1, DM30 and DM32 of the Maidstone Borough Local Plan 2017, Policies SD2, SD3, SD8, SD9 and LLC1 of the Kent Downs Area of Outstanding Natural Beauty Management Plan 2021-2026, the Council's adopted residential extensions SPD, in particular paragraphs 5.11, 5.12, 5.15, 5.16, 5.17, 5.18, 5.36 and 5.37, and the central government planning policy contained in The National Planning Policy Framework (2023).

23/504711/FULL

Serenity South Street Road Stockbury Sittingbourne Kent ME9 7RB

Erection of single storey carriage/garage barn. Erection of decking with ramp access at rear of dwelling.
Application Permitted

c. Appeals

No matters to report.

d. Other Planning Matters

Kent Minerals and Waste Local Plan 2024-39

Pre-Submission Draft (Regulation 19) Public Consultation

The Kent Minerals and Waste Local Plan sets out the strategy for the sustainable management of Kent's waste and supply of minerals and is the primary element of the development plan for Kent against which planning applications and appeals for minerals and waste development in Kent will be determined.

Once adopted, the Kent Minerals and Waste Local Plan 2024-39 will update the adopted Kent Minerals and Waste Local Plan 2013-30 (as amended by the Early Partial Review (2020)). The County Council is now seeking views on the soundness and legal compliance of the Pre-Submission Draft of the Kent Minerals and Waste Local Plan 2024-39.

The consultation is being carried out under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and is an opportunity to comment on the document before it is submitted to the Secretary of State for Independent Examination. Any views received will be forwarded to the Secretary of State for consideration as part of the Independent Examination.

The consultation is taking place from Wednesday 17th January 2024 to midnight on Thursday 29th February 2024.

Comments can be submitted via our website www.kent.gov.uk/mineralsandwaste, via email to mwlp@kent.gov.uk or by post to Minerals and Waste Planning Policy, Planning Applications Group, Invicta House, Maidstone, Kent, ME14 1XX.

9. Financial Matters:

a. Statement of Accounts & Cheques for signature.

To consider the Financial Statement circulated with meeting papers.

It was proposed to accept the financial statement as presented, this was proposed by Cllr Tomsett, seconded by Cllr Sumner, and agreed by all present.

b. 2024/2025 Budget and Precept.

To consider the 2024/2025 Budget and agree the Precept.

The draft budget and associated reports were circulated to all members for their consideration.

The budget allocations and precept were discussed, and it was agreed to set the 2024/25 precept at £17,012, this being a 3.9% increase on the band D tax base.

This was proposed by Cllr Moody, seconded by Cllr Sumner, and agreed by your present.

Agreed 2024/25 Precept figure £17,012.

Action: Clerk to submit precepts application to Maidstone Borough Council.

10. External Reports:

a. Parish Councillors.

No matters were reported.

b. KCC Councillor.

KCC Councillor Prendergast gave her apologies to the meeting.

c. MBC Councillor.

MBC Councillor Garten gave his report to the meeting.

He reported on the Local Plan and the four-week consultation by the Planning Inspector.

He stated that MBC were hoping to have a Full Council meeting to ratify the Local Plan in April 24.

11. Correspondence Report.

The correspondence report was noted by members.

12. Stockbury Bus

Cllr Moody updated members on the progress of the Stockbury Bus.

13. Stockbury Orchard.

A resident working on the Orchard Project attended the meeting to speak regarding the Orchard and give members an update on the work carried out under the grant funding.

He stated that the trees had been planted and he was happy to maintain these, however, he could not continue with the additional work. The second part of the grant required hedging and fencing that needed to be carried out before the 31st of March 2024.

Cllr Tomsett stated that he would take this forward and the resident was asked to liaise with him regarding the details.

It was reported that protected wildlife had been found in the orchard and nesting boxes would be erected as part of the grant work.

The Parish Council was informed that there was currently fly tipping at the Orchard, and as this was private land, Maidstone Borough Council would not clear this. Cllr Tomsett stated that he would arrange to have this removed.

The resident stated that members of the public did not see the Orchard as a Community Orchard. He stated that a relaunched of the Orchard was planned for the spring and there was a misconception by the public that it was not a public space as the sheep were grazed in there for the majority of the year. He stated that the primary use was a Community Orchard, and therefore a limit was needed on the grazing to enable the community to use this asset.

He also suggested that Hadlow College be contacted as they were looking for orchards for students to manage under the Sustainable Orchard Project.

Cllr Tomsett stated that the Parish Council would take advice regarding the issues raised and how to take this forward.

The resident spoke regarding the possibility of holding a Harvest Festival event in the Parish in 2025 and this was discussed by members.

The Chairman thanked the resident for reporting on this matter.

14. Stockbury Observer.

Cllr Moody updated members on the progress of the Stockbury Observer.

15. 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 by Friday 2nd February 2024.

It was agreed that members would discuss the recipient of this award and forward the details to the Clerk to submit the application to KALC.

16. Any Other Business:

a. Raised by Public.

No matters were raised.

b. Raised by Parish Councillors.

No matters were raised.

17. Date of next Meeting.

21st February 2024.

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

Signed: _____

Dated: _____