



# **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 8<sup>th</sup> December 2025 at the Tudor Park Hotel, Ashford Road, Thurnham, commencing at 7.30pm.**

**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. Devolution and MBC Community Governance Review.**

*To receive an update on Devolution and the MBC Community Governance Review.*

### **9. External Reports:**

- a) To receive the MBC Ward Councillor's Report.*
- b) To receive the KCC Councillor's Report.*
- c) To receive the Police Report.*
- d) To receive Parish Councillors Reports.*

## **10. St Marys Church.**

*To receive a report on St Marys Church.*

## **11. Financial Matters:**

### **a) Financial Statement.**

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

### **b) 2026/2027 Budget and Precept.**

*To consider the 2026/2027 Budget and Precept as circulated- the precept demand needs to be approved and submitted to MBC by the end of January.*

### **c) Auto Enrolment Pension Scheme.**

## **12. Planning Matters:**

### **a) Planning Application Received**

*25/504717/FULL - Little Dane, The Cottage Thurnham Lane Thurnham Kent*

*Erection of a single storey front extension and insulation added to the existing flat roof.*

*25/504766/FULL - 3 Ace High Close Thurnham Kent ME14 3ND*

*Removal of existing shed and erection of a new garage / studio.*

*25/504448/FULL - Friningham Cottage Friningham Detling Kent ME14 3JD*

*Demolition of existing conservatory. Erection of a single storey link-to outbuildings side extension with the conversion of workshop and green house into habitable space and an orangery including relocation of oil tank, insertion of a new rear terrace and changes to fenestration.*

### **b) MBC Planning Decisions**

*25/502992/TPOA*

*The Bungalow Thurnham Lane Thurnham Kent ME14 3LG*

*TPO application to one (T3) Walnut to take all top branches off up to the trunk and to leave the trunk to decay for wildlife subject to TPO No. 4 of 1995*

*Decided*

*25/502992/TPOA*

*The Bungalow Thurnham Lane Thurnham Kent ME14 3LG*

*TPO application to one (T3) Walnut to take all top branches off up to the trunk and to leave the trunk to decay for wildlife subject to TPO No. 4 of 1995*

*Decided*

*25/502765/FULL*

*Longton Manor Stockbury Valley Stockbury Kent ME9 7QN*

*Change of use of land for the stationing of 9(No) static caravan pitches, to be occupied by Gypsy and Traveller families, with associated hard surfacing/parking (part retrospective. Resubmission of 25/500261/FULL)*

*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, would harmfully consolidate sporadic and urbanising development in the area, resulting in a development that fails to 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 (3rd Revision 2021 2026); and the aims of the National Planning Policy Framework (2024).*

*(2) Within the application site there has been the direct loss of ancient woodland, an*

*irreplaceable habitat. There are no wholly exceptional reasons for this loss, and compensation for the loss of irreplaceable habitat can only be considered for developments that are 'wholly exceptional', which is not the case here. 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 (2024); and Natural England's and Forestry Commission's Standing Advice on Ancient Woodland*

*(3)The application has failed to demonstrate, in the interests of enhancing biodiversity, that the development would deliver the minimum required level of biodiversity net gain, contrary to policy LPRSP14(A) of the Maidstone Borough Local Plan Review (2021-2038) which requires 20% BNG.*

*(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 (2024).*

*(5)The submission has failed to demonstrate the acceptability of the development in relation to highway safety, contrary to policies LPRSP15 and LPRHOU8 of the Maidstone Borough Local Plan Review (2021-2038); and paragraph 116 of the National Planning Policy Framework (2024)*

**c) Other Planning Matters.**

*Maidstone Borough Council has published for consultation the Regulation 18c version of its Gypsy, Traveller and Travelling Showpeople Development Plan Document (DPD), which sets out the preferred policies and potential sites to meet identified accommodation needs of the borough's Gypsy, Traveller and Travelling Showpeople households over the period 2023 to 2040.*

*Alongside this consultation, a further targeted Call for Sites exercise will be open for submission of potentially suitable sites for the future provision of Gypsy and Traveller pitches and Travelling Showpeople plots. Submitting a site does not mean that it will prove suitable for inclusion in the DPD or that it will get planning permission in the future. The Call for Sites' important purpose is to give the council a list of candidate sites to consider.*

*All material relating to the public consultation, including the draft DPD and supporting materials, as well as information about the Call for Sites exercise is available on the Council's webpage at: <https://maidstone.oc2.uk>.*

*The period during which comments and potential sites may be submitted is from 9.30am on 27 November 2025 to 5.00pm on 11 January 2026.*

**13. Highway & PROW Matters.**

**a) To consider general highway and PROW matters.**

*To receive an update on the Highways and PROW matters.*

**b) HIP (Highways Improvement Plan).**

*To receive an update on the Highways Improvement Plan.*

**14. Heritage Award.**

*Refurbishment of the Heritage Award in progress.*

**15. Future Agenda Items.**

*To consider any future items.*

**16. Date next Meeting – Monday 19<sup>th</sup> January 2026**

*S Babington*

Mrs S Babington  
Parish Clerk