

The Minutes of the Meeting of Stockbury Parish Council
held in Stockbury Village Hall on the 21st of June 2023 at 7:30PM.

Councillors present: Cathcart
Moody
Southern
Tomsett

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

The meeting was chaired by Parish Cllr Southern.

1. Apologies.

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

2. To appoint Committees, representatives to outside bodies and other appointments.

The following Committee, representatives to outside bodies and other appointments was agreed:

Planning

All Councillors

Finance

Parish Clerk

Representatives for Outside Bodies

Footpaths	Cllr Moody, Tomsett
Stockbury Church	Cllr Southern
Police Liaison	Cllr Sumner, Azad
Tree Warden	Mr T Sumner (tbc)
A249 Action Group	Cllr Cathcart, Tomsett and Woods
Highways/Parish Roads	Cllr Tomsett
KALC	Chair/Vice Chair
Kent Downs	Cllr Cathcart
MBC Liaison (Forums etc.)	Chair/Vice Chair
Tri Parish Meetings	Cllr Cathcart, Tomsett
Village Website	Parish Clerk
Stockbury Observer	Fiona Moody
Village Green and Village Sign	Cllr Tomsett
Broadband	Cllr Tomsett & Southern
Village Housing	Cllr Azad/Sumner
Tourism & Publicity	Fiona Moody
Community Bus	Cllr Tomsett, Moody, Southern
Cherry Orchard	Cllr Tomsett
Village Playing Fields	VHMC
Grants	Cllr Southern
Community Pub	Cllr Southern
Village Sponsorship	Cllr Tomsett
AONB & SSI	Cllr Southern

Nature Reserves	Cllr Southern
Parish Plan	All Councillors
Gypsy Sites	Cllr Woods
JPG	Cllr Cathcart & Woods
MP, KCC & MBC Cllrs	Chair/Vice Chair and Parish Clerk

Parish Areas & Hamlets

Stockbury Village	All Councillors
Stockbury Valley	Cllr Tomsett
Church Farm Ind Estate	Cllr Tomsett
Cowstead	Cllr Tomsett
South Street	Cllr Southern
Beaux Aires	Cllr Southern
Hill Green	Cllr Woods
Plum Tree	Cllr Woods
Queen Down Warren	Cllr Woods
Yelsted	Cllr Woods
Bimbury Lane	Cllr Cathcart
Detling Aerodrome Ind Estate	Cllr Cathcart
Kent County Showground	Cllr Cathcart
Pett Lane	Cllr Moody
Norton Green	Cllr Moody
South Green	Cllr Moody
Hazel Street	Cllr Moody

Appointment of:

Internal Auditor – Martin Thomas & Co
Bankers – Cooperative
External Auditors – Mazars
KALC Membership
CPRE Membership

3. Declaration of Interest.

No interests were declared.

4. Minutes of the previous Meeting.

The Minutes of the previous meeting were circulated to all present.

These were proposed by Cllr Moody as a true record, these were seconded by Cllr Southern and agreed by all present.

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

5. Matters Arising.

Fourayes – Cllr Garten stated that this was in the hands of Planning Enforcement, however he understood a planning application was due to be submitted to extend the business to a 24-hour operation.

He stated that he had asked for a meeting with them ahead of the planning application.

6. Notice of reports from external meetings.

No matters were raised.

7. Public Comments and Observations.

Residents attended the meeting to raise concerns about spreading Japanese Knotweed on a private strip of land along Hill Green Road, towards Yelsted Road. They stated that this had been reported to KCC and the Environment Agency, however no action had been taken.

This was discussed and the Clerk was asked to report this to KCC.

Action: Clerk to action.

8. Highways Matters.

a. General Highway Matters.

Cllr Moody reported that the signage request on the HIP had been progressed.

A quotation for HGV signage had been sought - cost approx £150, this was discussed and agreed by all present.

Trees had been cut down on South Leas Lane and the cuttings had been left on the lay-by. This had been reported as rubbish but MBC not responsible and KCC did not have the workforce to deal with the issue.

A resident stated that he would action this for the PC.

Cllr Cathcart reported on work due to be undertaken along aerodrome Approach, Chalky Lane, and Detling Hill.

b. Highways Improvement Plan.

Cllr Moody reported that he was currently working on the next HIP submission.

c. M2 Junction 5 Improvements.

Cllr Moody reported on the progress of the J5 work. He stated that there were no planned closures over the next month.

The London bound slip road would be closed for two to three weeks in August, this would increase return traffic in the village.

He reported on several incidents of poor driving manoeuvres by contractors and stated that these had been reported to National Highways.

9. Planning Matters:

a. Applications for consideration.

23/502565/FULL - Cocketts Bimbury Lane Stockbury Sittingbourne Kent

Replacement and re siting of existing static caravan with new static caravan (Retrospective).

No objections.

b. Application Decisions by MBC

23/501830/TPOA

Beech Tree Cottage South Lees Lane South Green Kent ME9 7RZ

TPO application to remove five uprooted Beech Trees (and plant replacements of the same species).

Application Permitted

23/501539/FULL

Crest Farm Yelsted Road Yelsted Sittingbourne Kent ME9 7UU

Erection of a replacement dwelling.

Application Withdrawn

23/501255/FULL

Tynedale Cottage The Street Stockbury Sittingbourne Kent ME9 7UE

Demolition of outbuilding and replace with the erection of a one-bedroom Annexe ancillary to the main dwelling.

Application Permitted

22/503943/FULL

Land Off Bull Lane Stockbury Kent ME9 7UB

Formation of a new maintenance access (resubmission of 21/506304/FULL).

Application Refused

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

(1) The proposed new vehicle access by virtue of the loss of a substantial stretch of existing well-established hedgerow in this prominent location in an area of national landscape importance, and associated regrading of the bank along the Bull Lane frontage would have a detrimental urbanising impact on the streetscene and the surrounding rural area. The proposal would result in unacceptable visual harm to the character and appearance of the countryside which would be contrary to the objectives of designation of the Area of Outstanding Natural Beauty where great weight should be given to conserving and enhancing the areas natural beauty. As such, the development is contrary to policies DM1, DM3, DM30, and SP17 of the Maidstone Borough Local Plan (October 2017), policies SD1 and SD2 of the Kent Downs AONB Management Plan 2021-2026 and section 12 and 15 of the National Planning Policy Framework (NPPF).

(2) The application fails to demonstrate that the proposal would not have an adverse impact on protected species including in terms of the loss of the hedgerow and the regrading of the bank. This is contrary to policies DM1 and DM3 of the Maidstone Local Plan (2017). Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations & Their Impact Within the Planning System; and the aims of the National Planning Policy Framework (2021).

(3) The application fails to demonstrate that the proposal would not have a severe adverse impact on highway safety in terms of the visibility for vehicle divers accessing and egressing the site. This would be contrary to the aims of Policy DM1 of the Maidstone Local Plan (2017) and the aims of the National Planning Policy Framework (2021)

c. Appeals

Notification of Appeal Lodged with the Planning Inspectorate

Proposal: Change of use of residential curtilage to hardstanding for business and personal vehicles and detached double garage (retrospective).

Location: Foxwood Chalky Road Stockbury

An appeal has been lodged by Screeding Solutions Ltd in relation to the above for the following reason: The Council has refused permission for this application.

The Planning Inspectorate/Secretary of State has decided that the appeal will be determined on the basis of Written Representations.

The Council has been asked to give notice of the appeal to owners and occupiers of properties near the site as well as other interested parties. Any comments and/or representations received in relation to this application have already been forwarded to the Planning Inspectorate and will be considered by the Inspector when deciding the appeal. If you wish to add to modify or withdraw your previous representations then you can do so by contacting the Planning Inspectorate by email to: East2@planninginspectorate.gov.uk or in writing to 3B Eagle Wing ,Temple Quay House,2 The Square,Bristol,BS1 6PN, quoting reference(s) APP/U2235/W/23/3314820.

Please note you must do this by 18 July 2023.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from the Planning Portal at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/832054/taking-part_planning-inquiry_September_2019.pdf

d. Other Planning Matters

Public Consultation on draft Kent Minerals and Waste Local Plan 2024-39 Further Proposed Changes Consultation Document (Regulation 18)

Public Consultation on draft Kent Mineral Sites Plan Including Details of Nominated Hard Rock Site (Regulation 18)

The Kent Minerals and Waste Local Plan was adopted by the County Council in July 2016, and was partially updated as part of the Early Partial Review (EPR) in September 2020. This along with the Kent Mineral Sites Plan (2020) set out the Council's strategy and policy framework for minerals and waste development in Kent and plan for both mineral supply requirements and waste management capacity.

The County Council is currently undertaking a statutory five-year review of the Kent Minerals and Waste Local Plan as amended by the Early Partial Review (2020).

Please find attached consultation letters in relation to the draft Kent Minerals and Waste Local Plan 2024-39 Further Proposed Changes and draft Kent Mineral Sites Plan Including Details of the Nominated Hard Rock Site.

The consultation is taking place from Tuesday 13th June 2023 until midnight on Tuesday 25th July 2023.

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, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.

Should you have any queries or wish to speak to a member of the team, then please contact us on 03000 422370 or via mwlp@kent.gov.uk.

10. Financial Matters:

a. Statement of Accounts & Cheques for signature.

The financial statement was presented to members and approved. (Tomsett/Southern).

b. 2022/2023 Accounts and AGAR.

The 2022/2023 Accounts and Annual Return was circulated to all members.

- i. To approve the Annual Governance Statement for 2022/23, Section 1 of the Annual Return for the year ending 31 March 2023. The Chair of the meeting and the Clerk to sign.

It was proposed by Cllr Southern to accept and approve the annual Governance Statement for 2022/23, this was seconded by Cllr Cathcart and agreed by all present.

- ii. To approve the Statement of Internal Control in support of the Annual Governance Statement and Accounting Statements for 2022/23, Section 2 of the Annual Return for the year ending 31 March 2023 and the supporting Bank Reconciliation as of 31 March 2023, if necessary, the explanation of the significant variations from last year (2021/22) to this year (2022/23), the explanation of any difference between Box 7 and Box 8 on Section 2, and the Exemption Certificate to be submitted to the External Auditor. The Chair of the meeting to sign.

It was proposed by Cllr Southern to approve the Statement of Internal Control in support of the Annual Governance Statement and Accounting Statements for 2022/23, Section 2 of the Annual Return for the year ending 31 March 2023 and the supporting Bank Reconciliation as of 31 March 2023 and the explanation of the significant variations from last year (2021/22) to this year (2022/23) and the explanation of any difference between Box 7 and Box 8 on Section 2. This was seconded by Cllr Cathcart and agreed by all present.

11. 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.

12. Correspondence Report.

The correspondence report was noted by members.

13. Stockbury Bus.

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

He reported that passenger numbers were an issue this month. It was agreed that members would look at ideas to boost passengers.

Cllr Moody spoke regarding the issues with the school bus service. He suggested that the PC write to KCC David Brazier to request that the school bus service for Stockbury is reinstated as it's the only bus service available for children travelling to school.

This was discussed and it was agreed that he and Cllr Southern would draft a letter for the Clerk to send to KCC.

Action: Letter to be sent to KCC.

14. Stockbury Orchard.

Cllr Tomsett reported on the Orchard and the work that had been undertaken in accordance with the grant funding.

15. Stockbury Observer.

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

16. Kings Coronation.

Cllr Southern reported on the event held for the Kings Coronation. She spoke regarding the D-Day 80 celebrations in 2024 and it was agreed that the Parish would take part in these.

17. Any Other Business:

a. Raised by Public.

No matters were raised.

b. Raised by Parish Councillors.

No matters were raised.

18. Date of next Meeting – 19th July 2023.

There being no further business to discuss, the meeting was closed to the press and public at 8.53pm.

Signed: _____

Dated: _____