

The Minutes of the Meeting of Stockbury Parish Council
held in Stockbury Village Hall on the 19th of October 2022 at 7:30PM.

Councillors present: Azad
Cathcart
Moody
Sumner
Tomsett
Woods

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

The meeting was chaired by Parish Cllr Woods.

1. Apologies.

Apologies were received from Parish Councillor Southern, 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 Moody as a true record, subject to agreed alterations, these were seconded by Cllr Cathcart and agreed by all present.

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

4. Matters Arising.

Overgrown vegetation on motorway bridge – The Clerk reported that the KCC Highway Officer had rang her and they were taking action regarding this matter.

Litter pick support from MBC – Cllr Garten reported that Maidstone Borough Council would do some litter picking in the area. He stated they did not support litter picks in areas over 30 mph due to insurance purposes.

He stated that he may be able to get litter pick equipment for the Parish Council and spoke regarding fly tipping.

5. Notice of reports from external meetings.

No matters were raised.

6. Public Comments and Observations.

No matters were raised.

7. Highways Matters.

a. General Highway Matters.

Cllr Moody reported that he had attended a KALC meeting, and feedback had been given regarding the Highways Improvement Plan.

Salt Bins – It was reported that following an audit of salt bins, there were some in need of refilling. It was agreed that Cllr Moody and Tomsett would look into this.

It was reported that the resurfacing of Pet Road had been undertaken to a satisfactory standard.

b. Highways Improvement Plan.

Cllr Moody reported that he had included the school bus on the HIP and KCC were looking into this matter.

He briefed members on the action that had been taken by KCC regarding Chalky Road.

c. M2 Junction 5 Improvements.

The Chairman reported that the Parish Council had met with National highways and there were no new developments. He stated that there was another new communications person.

He reported that there were discrepancies on the J5 website regarding road closures and Cllr Moody had taken this up with National Highways.

He reported a meeting with Helen Whately MP was due to be rearranged.

8. Planning Matters:

a. Applications for consideration.

22/503943/FULL - Land Off Bull Lane Stockbury Kent ME9 7UB
Formation of a new maintenance access (resubmission of 21/506304/FULL).
No objections

22/503879/FULL - Cobnut Farm Pett Road Stockbury Kent ME9 7RP
Change of use of land from agricultural to mixed use of agricultural and part equestrian for keeping of horses, including erection of stables and creation of a menage.
No objections.

22/503268/FULL - High Vistas Hill Green Road Stockbury Sittingbourne Kent
Loft conversion incorporating alterations/extension to the roof and part first floor rear extension with balcony.
No objections.

22/504726/FULL - Land Off Bull Lane Stockbury Kent ME9 7UB
Erection of a detached dwelling with associated garden, access, parking and landscaping and biodiversity enhancements.

This application was discussed by members and it was agreed that the Parish Council had no comments, however, it was concerned about the village envelope and it was agreed that the Parish Council would make comments to the application to ensure that the village envelope was not being breached as development outside of this would set a precedent for building in an AONB.

Action: Clerk to submit comments to MBC.

b. Appeals and Decisions.

22/503316/FULL
Foxwood Chalky Road Stockbury Kent ME9 7QR
Change of use of residential curtilage to hardstanding for business and personal vehicles and detached double garage (retrospective).
Application Refused

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

(1) The development by virtue of its scale, design, appearance and commercial nature results in adverse harm to the intrinsic character and appearance of the countryside hereabouts that falls within the Kent Downs Area of Outstanding Natural Beauty. The hardstanding and the commercial use are not ancillary to the adjacent residential property and represent inappropriate development in the countryside for which no acceptable justification has been demonstrated, contrary to policies SP17, DM1, DM30 of Maidstone Local Plan (2017) and the National Planning Policy Framework (2021) and policies SD2, SD3, SD7, SD9 of the Kent Downs AONB Management Plan.

(2) The commercial use due to matters of noise, disturbance and general activity, the proximity to residential accommodation, and the associated vehicle trips from staff and deliveries and the nature of the local road network, has a detrimental impact on residential amenity contrary to policies DM1 and DM30 of the Maidstone adopted Local Plan (2017).

c. Enforcement Matters.

It was reported that the Foxwood application had been refused, therefore planning enforcement should now take action on the site. This was discussed and it was agreed that the PC would monitor the situation as the applicant may decide to appeal the decision.

It was reported that land was being excavated at Longton Manor, in Thurnham and the Clerk was asked to bring this matter to their attention.

Action: Clerk to progress.

9. Financial Matters:

a. Statement of Accounts & Cheques for signature.

The financial statement was presented to members.

This was approved by members. (Tomsett/Cathcart).

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 Ward Boundary Review and the Rural Recovery Fund held by Maidstone Borough Council

Cllr Azad gave her apologies and left the meeting at 8:30pm.

11. Correspondence Report.

The correspondence report was noted by members.

12. Stockbury Bus.

Cllr Moody reported on the bus.

13. Stockbury Orchard.

Cllr Tomsett reported that he was working with Pippa Palmer regarding the management of the orchard.

14. Stockbury Observer.

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

15. Any Other Business:

a. Raised by Public.

No matters were raised.

b. Raised by Parish Councillors.

Members discussed the poor condition of Plumtree. It was agreed that as this was a diversion route any issues should be addressed following this.

16. Date of next Meeting – 16th November 2022.

There being no further business to discuss, the meeting was closed to the press and public at 8.48pm.

Signed: _____

Dated: _____