

The Minutes of the Meeting of Stockbury Parish Council  
held in Stockbury Village Hall on the 18<sup>th</sup> of October 2023 at 7:30PM.

Councillors present: Cathcart  
Moody  
Sumner  
Woods

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

The meeting was chaired by Parish Cllr Moody.

1. Apologies.

Apologies were received and accepted from Parish Councillors Southern, Azad, Tomsett 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 Woods and agreed by all present.

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

4. Matters Arising.

Litter Bin at the Orchard – Due to be installed by MBC in the next week.

Salt Bags – On order for delivery.

Anti-social Behaviour in the Village – Cllr Moody confirmed that the police had been contacted about the issues.

Members noted correspondence from a resident regarding the ongoing issues. Cllr Azad was also due to liaise with the police about these matters.

It was reported that some of the issues in the village centre had reduced at present.

Cllr Moody stated that he would review the latest events and follow up with the police.

5. Notice of reports from external meetings.

Cllr Moody – National Highways Meeting to be reported under the relevant agenda item.

6. Public Comments and Observations.

Residents attended the meeting to raise concerns about antisocial behaviour in the village. They spoke regarding the issues at the grassed area near to the old people's home.

A resident spoke regarding land at South Street that was reported to Planning Enforcement due to the activities on site. He stated that no action had been taken by MBC.

The Chairman stated that the PC would investigate this if the resident forwarded the information to the Clerk.

## **7. Highways Matters.**

### **a. General Highway Matters.**

Members discussed an incident with HGVs at South Green when three trees and a BT line was taken down, blocking the road. Cllr Moody stated that he had attended the site, and a Tree Surgeon was called to deal with the trees.

This was discussed and it was agreed that the PC would write a letter of concern to the company responsible for the damage seeking their reassurances that their drivers would be advised of the narrow lanes.

**Action: Clerk to action.**

He stated that he had written to National Highways regarding the problem with HGVs in Stockbury.

### **b. Highways Improvement Plan.**

Cllr Moody spoke regarding the HIP guidance and stated that parish councils now needed to show there was resident support for the changes.

### **c. M2 Junction 5 Improvements.**

Cllr Moody reported on a meeting with Helen Whateley and National Highways, he stated that the PC raised issues regarding signage and National Highways would put out signs for local businesses, stating 'Open as Usual'.

He stated that Church Hill was due to be opened at the end of November.

He spoke regarding local businesses and confirmed that a flyer advertising local businesses was being drafted for distribution.

Cllr Woods suggested that it may be more productive to use TV and radio as a way of promoting the Parish and local businesses. This was discussed and it was agreed that the PC would consider who would be best placed to do a TV interview.

## **8. Planning Matters:**

### **a. Applications Received**

23/504085/FULL - 2 Harrow Court Stockbury Sittingbourne Kent ME9 7UQ  
Erection of shed over pond filter bay.

23/504296/FULL - Land Adjoining on The East Side of Pelistry Hill Green Road Stockbury  
Sittingbourne Kent ME9 7UP

Change of use of land from paddock to equestrian land including the erection of a field shelter for storage of large equipment and to keep Alpaca for private and leisure purposes (Retrospective).

Members spoke regarding this application and previous applications for the site. They spoke of the inconsistencies in planning decisions by MBC, especially the refusal notice for Cocketts which the PC felt was a good application for the parish.

This was discussed further by members, and it was agreed that the PC would write to MBC to seek a meeting to discuss this further. Cllr Garten stated that he would support this request.

*Action: Cllrs Moody/Southern and Clerk to action.*

b. Application Decisions by MBC

23/503534/SUB

Amberley South Green Sittingbourne Maidstone Kent ME9 7RR

Submission of details to discharge condition 7 - Materials Schedule, Subject to 20/503940/FULL

Application Permitted

23/503230/FULL

Crest Farm Yelsted Road Yelsted Sittingbourne Kent ME9 7UU

Erection of a replacement dwelling (Resubmission 23/501539/FULL).

Application Permitted

23/502910/LAWPRO

Cherry Tree Farm Pett Road Stockbury Sittingbourne Kent ME9 7RL

Lawful Development Certificate for the Proposed siting of a mobile home within the garden on a hard surface.

Application Refused

The Council hereby REFUSES to grant your application dated 21.07.2023 for a certificate of lawful use or development for operations or matters described above in the First Schedule in respect of the land specified in the Second Schedule.

The grounds for refusal are:

(1) Insufficient information has been submitted to demonstrate that the development falls within the definition of a caravan, as specified in the Caravan Sites and Control of Development Act 1960 (as amended) and the Caravan Sites Act 1968 (as amended) as it would not meet the relevant size tests for the definition of a caravan in terms of the proposed width. As such, for the purposes of s192(1)(a) and (b), the stationing of a mobile home on the land is not lawful and the proposal is not excluded from the definition of development as set out in Section 55 of the Town and Country Planning Act 1990 and the proposal would fail to accord with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, it is concluded that this submission does not comply with the relevant legislation and the application for a Lawful Development Certificate should be refused.

23/502565/FULL

Cocketts Bimbury Lane Stockbury Sittingbourne Kent ME9 7QX

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

Application Refused

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

(1) The development consolidates sporadic development in the countryside and causes unacceptable visual harm to the character and appearance of the area hereabouts. The development fails to maintain or enhance local distinctiveness including in relation to intrinsic landscape character, visual amenity, and existing sporadic pattern of development. The harmful, domesticating impact of the development on this rural location which forms part of the AONB will be increased by the additional associated

domestic paraphernalia generated by what is a new dwelling in the countryside. The development, which has no direct policy support, fails to protect, and enhance the countryside and to permit the development would be contrary to the aims and objectives of Policies SS1, SP17, DM1, DM30 of the Maidstone Local Plan 2017, the National Planning Policy Framework (2023) and the guidance within the Maidstone Landscape Character Assessment 2013.

(2) The dwelling is removed from basic services and facilities, and the results in occupants of the site being reliant on the 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).

22/505188/FULL

Cam Hill South Lees Lane South Green Sittingbourne Kent ME9 7RY

Change of use of land from agricultural land to residential to facilitate the installation of a proposed swimming pool and erection of an outbuilding pool house.

Application Permitted

c. Appeals

No matters to report.

d. Other Planning Matters

Maidstone Local Plan Review – Main Modifications Consultation following Examination.

The Local Plan Review will provide the planning framework for development in the borough until 2038. The policies within the plan will be used to assess planning applications and guide future development in the borough.

Following the examination in public of the Local Plan Review, which was held by Planning Inspector David Spencer, Maidstone Borough Council is publishing his proposed Main Modifications, for consultation.

Consultation on Main Modifications

The consultation will only be on the Inspector's proposed Main Modifications to the Local Plan Review and will take place alongside consultations on the associated Sustainability Appraisal Addendum and Habitats Regulations Assessment Addendum.

Additional Information

Alongside the consultation on the schedule of Main Modifications, the Council is publishing additional supporting evidence, for information.

Changes to the Policies Map along with minor modifications to provide factual updates and correct spelling error are also being published, for information. Any comments received on the policies map will be forwarded to the Planning Inspector for their consideration alongside the comments received on the main modifications schedule.

How to Comment

The consultations on the Main Modifications to the Local Plan Review, the Sustainability Appraisal Addendum and Habitats Regulations Assessment Addendum will run for a period of six weeks from 5pm on Friday 29 September 2023 until 5pm on Monday 13th November 2023.

All consultation documents can be viewed and downloaded from the Council's website at: <https://localplan.maidstone.gov.uk/home/local-plan-review-examination> The consultation documents will also be available for inspection at the following locations:

- Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ by appointment. Please contact the Strategic Planning Team, by email at: [ldf@maidstone.gov.uk](mailto:ldf@maidstone.gov.uk) or by phone 01622 602000.
- All libraries in Maidstone Borough area during normal opening hours

Making representations: We encourage the use of the online Consultation Portal <https://maidstone.objective.co.uk/kse/> to make a representation during the consultation period set out above. Guidance is available on the portal that will assist you.

#### What happens next?

Following the consultation, the council will submit all duly made comments to the Planning Inspector who will then consider them. All responses will also be made publicly available on the Council's website.

### **9. Financial Matters:**

#### a. Statement of Accounts & Cheques for signature.

The financial statement was presented to members and approved. (Cathcart/Woods).

### **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 that Fourayes were due to host a Meet and Greet for the local community towards the end of November

### **11. Correspondence Report.**

The correspondence report was noted by members.

### **12. Stockbury Bus**

Cllr Moody updated members on the progress of the Stockbury Bus. He stated that Hartlip PC were due to deliver leaflets to promote the bus within their parish.

### **13. Stockbury Orchard.**

No matters were raised.

### **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.

The Clerk reported that she had purchased the Poppy Wreath for the PC to lay at the forthcoming Remembrance Service. This was passed to Cllr Moody.

**16. Date of next Meeting.**

Members agreed that the next meeting would be held on Wednesday 15th November 2023 at 7.30pm in the Village Hall.

There being no further business to discuss, the meeting was closed to the press and public at 9.00pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_