

The Minutes of the Meeting of Stockbury Parish Council
held in Stockbury Village Hall on the 19th of April 2023 at 7:30PM.

Councillors present: Azad
Cathcart
Moody
Southern
Tomsett

Also, present: Parish Clerk, Mrs S Babington, Cllr Garten (arrived late) and members of public.

The meeting was chaired by Parish Cllr Southern.

1. Apologies.

Apologies were received from Parish Councillor Woods, Sumner, MBC Councillor Garten and KCC Councillor Prendergast.

2. Declaration of Interest.

Cllr Moody declared an interest in planning matters.

3. Minutes of the previous Meeting.

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

These were proposed by Cllr Tomsett as a true record, subject to an agreed alteration, 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.

Cllr Moody updated members on the progress of the Highways Improvement Plan. He spoke regarding signage for a 7.5 tonne limit on Bimbury Lane, Chalky Lane and South Lees Lane and stated that this was under discussion.

Website SSL Certificate – The Clerk confirmed that a quotation was being sought for this

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.

Members discussed potholes on Church Hill and expressed their concerns at the poor condition of the roads in the parish.

b. Highways Improvement Plan.

Cllr Moody updated members on the HIP.

c. M2 Junction 5 Improvements.

Cllr Moody reported on the discussion with National Highways regarding the temporary closure of the southbound crossover and the concerns of the PC. He stated that National Highways had taken on board the comments of the Parish Council and he would draft a letter for the Clerk to send regarding this.

He reported that stopping up of Chestnut Street would happen in May, and it would be closed for eight weeks, this would cause additional traffic to use Bull Lane. He stated that he was due to meet with Borden Parish Council in the next week to seek their views.

A general discussion took place regarding this matter and the traffic issues in the parish.

8. Planning Matters:

a. Applications for consideration.

23/501539/FULL - Crest Farm Yelsted Road Yelsted Sittingbourne Kent ME9

Erection of a replacement dwelling.

PC Objections DM30, DM31.

b. Appeals and Decisions.

23/500727/AGRIC

M.b. Farms Parsonage Farm South Street Road Stockbury Sittingbourne Kent ME9 7UJ

Prior notification for the proposed erection of 1no. secure agricultural building to support storage of agricultural equipment. For its prior approval to:- Siting, design and external appearance.

Prior Approval Not Required

22/505926/SUB

Amberley South Green Sittingbourne Maidstone Kent ME9 7RR

Submission of details pursuant to Condition 7 (Materials Schedule) of application 20/503940/FULL.

Application Refused

The Council hereby REFUSES the detail(s) reserved by the Condition(s) as listed above for the following Reason(s):

(1) Condition 7 of 22/505926/SUB is refused discharge due to the lack of sufficiently detailed plans and lack of samples. The details submitted do not provide adequate information to indicate whether the materials proposed to be used in the development would be of satisfactory appearance.

23/500613/FULL

Cocketts Bimbury Lane Stockbury Kent ME9 7QX

Demolition of existing dwelling and outbuildings and erection of 1no. detached dwelling and detached triple garage.

Application Refused

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

(1) The proposal, involving the demolition of a modest single storey bungalow and outbuildings, by reason of the height, bulk, massing, and siting, of the large proposed two storey pitched roof replacement house and garage and introduction of excessive hard landscaping would erode the largely undeveloped rural nature of the site with a substantial increase in the bulk and massing of development that would be harmful to and fail to maintain or enhance local character and appearance of this rural location. The

proposal would result in a building that fails to preserve the rural character and openness of the nationally significant Kent Downs AONB and fails to preserve the intrinsic character of the countryside with the proposed dwelling more visually harmful than the existing dwelling. As such the development is contrary to policies SP17, DM1, DM30 and DM32 of the Maidstone Local Plan, the Maidstone Landscape Character Assessment (2013) the Kent Downs AONB Management Plan (2021 - 2026) and guidance in the NPPF (2021).

23/500541/FULL

Wildwinds Pett Road Stockbury Sittingbourne Kent ME9 7RL

Stationing of residential mobile home for rural worker with access and residential garden (Re-submission of Previous Scheme Ref: 21/505277/FULL)

Application Refused

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

(1) The proposed dwelling, together with the change of use of land to domestic garden, associated works and domestic paraphernalia in this countryside location, would have a detrimental urbanising impact on the existing character of the area consisting of a rural landscape resulting in harm to the rural character of the area with a failure to contribute positively to the conservation and enhancement of the landscape and the nationally important Kent Downs AONB, contrary to policies SS1, SP17, DM1, DM30, DM33 of the Local Plan, the Kent Downs AONB Management Plan, and the National Planning Policy Framework (2021).

c. Enforcement Matters.

No matters were raised.

d. Other Planning Matters.

Concerns were raised regarding the caravans on hard standing on land opposite Cocketts. The Clerk was asked to bring this to the attention of Planning Enforcement. Cllr Moody stated that he would forward the location to the Clerk.

Action: Clerk to progress.

9. Financial Matters:

a. Statement of Accounts & Cheques for signature.

The financial statement was presented to members.

Members were asked to approve an additional cheque 267 for £584.64 to Sure Green. This was approved.

The financial statement was approved by members. (Moody/Southern).

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.

11. Correspondence Report.

The correspondence report was noted by members.

12. Stockbury Bus.

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

The Clerk was asked to chase KCC for a response to its letter regarding the School Bus Club Grant.

Action: Clerk to action.

13. Stockbury Orchard.

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

14. Stockbury Observer.

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

15. Kings Coronation.

Cllr Southern reported on the arrangements for the Kings Coronation event in the parish.

16. Any Other Business:

a. Raised by Public.

No matters were raised.

b. Raised by Parish Councillors.

It was reported that a litter pick would take place before the Coronation Event.

17. Date of next Meeting – 17th May 2023.

There being no further business to discuss, the meeting was closed to the press and public at 8.40pm.

Signed: _____

Dated: _____