

The Minutes of the Meeting of Stockbury Parish Council
held in Stockbury Village Hall on the 18th of September 2024 at 7:30PM.

Councillors present: Cathcart
Moody
Tingey
Southern
Sumner

Also, present: Parish Clerk and members of the public.

The meeting was chaired by Parish Cllr Southern.

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.

Apologies were received from PC Cox, Ward Councillors Thompson, Jones and KCC Councillor Prendergast.

2. Parish Councillor Vacancies.

No applications were received.

3. Declaration of Interest.

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.

No interests were declared.

To consider any Dispensation requests received by the Parish Clerk and not previously considered.

No Dispensation requests were considered.

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, subject to agreed alterations, these were seconded by Cllr Sumner and agreed by all present.

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

5. Matters Arising.

There were no matters arising.

6. Notice of reports from external meetings.

Footpath Diversion – Cllrs Moody and Southern reported on a site meeting they had attended with representatives from Thurnham PC and KCC to discuss the proposed diversion to a PROW running along the A249.

They gave their views for and against the proposed diversion to members and agreed that this item should be placed on the next agenda for formal consideration.

Action: Clerk to place item on next agenda.

7. Public Comments and Observations.

A resident attended the meeting to raise concerns regarding the anti-social behaviour issues in the parish.

Cllr Southern stated that the PC had been in contact with the police regarding the issues and had been advised of the correct route to report incidents. She confirmed that all incidents should be reported to the police or the MBC Community Protection Team.

It was agreed to place details of reporting in the next edition of the Stockbury Observer to advise residents of where to report anti-social behaviour issues.

The Chairman thanked the resident for attending the meeting.

8. Police Matters.

Apologies were received from PC Cox.

Members discussed the anti-social behaviour in the village and suggested the need for the Neighbourhood Watch to be reinstated. It was agreed that the need for more NHW Coordinators should be placed in the Stockbury Observer and to encourage residents to consider the position.

9. Highways Matters.

a. General Highway Matters.

Cllr Moody reported on highways matters.

The Clerk was asked to order the 1 tonne salt bags from KCC Highways.

Action: Clerk to action.

b. Highways Improvement Plan.

Cllr Moody reported that he was still following up the give way signs.

Cllr Southern reported that the street name signs for Hill Green Road and South Street Road were missing.

Action: Clerk to report to MBC.

c. M2 Junction 5 Improvements.

Cllr Moody reported on issues with HGVs in South Green and stated that the 'Unsuitable for HGV' signs had not addressed the issue at the roundabout.

This was discussed and it was agreed that clamps would be purchased to enable the PC signs to be erected in the parish.

Cllr Moody stated that the PC was still awaiting a response from NH regarding the PC letter.

Action: Clerk to follow up with NH.

10. Planning Matters:

a. Applications Received

24/502854/FULL - Merriefields Hill Green Road Stockbury Kent ME9 7UN

Section 73 - Application for Minor Material Amendment to approved plans condition 5 (to allow changes of window/ door positions, materials and chimneys) pursuant to 24/500269/FULL for - Demolition of existing conservatory and garage. Erection of a single storey extension to the east and west elevation, with basement beneath. Installation of chimney to south elevation, dormer to north elevation including changes to fenestration. Installation of a below ground swimming pool to the rear of the property.

No objections.

24/503007/FULL - Cocketts Bimbury Lane Stockbury Kent ME9 7QX

Demolition of existing dwelling and outbuildings and erection of a self-build chalet bungalow with associated parking.

No objections.

b. Application Decisions by MBC

24/502831/AGRIC

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

Prior notification for the erection of an open sided agricultural building. For its prior approval to: - Siting, design and external appearance.

Prior Approval Refused

The Council hereby REFUSES Prior Approval for the above for the following Reason(s):

(1)The proposed building would be located within 400m of a protected building and the submitted planning statement states that the proposed building would be used to store manure. Within the GPDO under Schedule 2, Part 6, D.1 - (1) "slurry" is defined as animal faeces and urine (whether or not water has been added for handling). As the proposed building would be used to store slurry and as it would be within 400m of a protected building, the application fails to meet the provisions of Class A of part 6 of Schedule 2 of the above order, specifically paragraph A.1 (i) and as such prior approval cannot be granted

24/502725/SUB

Cobnut Farm Pett Road Stockbury Kent ME9 7RP

Discharge Of Condition 3 - External Lighting Details of Application 22/503879/FULL

Application Permitted

24/502649/SUB

Merriefields Hill Green Road Stockbury Kent ME9 7UN

Discharge Of Conditions 2 - Biodiversity Enhancement Plan and Condition 3 (a-c) Proposed Landscaping Scheme of Application 24/500245/FULL

Application Permitted

24/502622/SUB

Merriefields Hill Green Road Stockbury Kent ME9 7UN

Discharge of Condition 2 - Biodiversity Enhancement Plan and Condition 3 - Basement sections and details of reinstated landscaping, pursuant to planning permission 24/500269/FULL

Application Permitted

24/502531/SUB

Amberley South Green Sittingbourne Maidstone Kent ME9 7RR

Submission of details pursuant to condition (6) Construction Management Plan and condition (8) Landscape Scheme in relation to planning permission 20/503940/FULL.

Application Permitted

24/502428/FULL

Icknor House Old Forge Lane Stockbury Sittingbourne Kent ME9 7RY

Erection of a storage shed and extension to an existing outbuilding to create a home gym.

Application Permitted

24/502372/FULL

Windyridge Hill Green Road Stockbury Sittingbourne Kent ME9 7UN

Section 73 Application for Variation of condition 4 (amend the wording to Only one static caravan may be located on the land. The caravan shall only be used for holiday purposes for a maximum of 10 months of each calendar year, 1st March to 31st December. Reason: To prevent the permanent use of the caravan) pursuant to application 24/500368/FULL for Change of Use of agricultural land for stationing of one static caravan for use as a holiday home.

Application Refused

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

(1) Condition 4 attached to planning permission 24/500368/FULL, as drafted is necessary in planning terms to ensure that the caravan is retained as holiday accommodation, to prevent occupation of the caravan as a single-family dwelling and not used as a person's sole or main place of residence. The condition as drafted meets the 6 tests set out at paragraph 56 of the NPPF(2023)

24/502196/LAWPRO

Guildstead Lodge Yelsted Lane Sittingbourne Kent ME9 7UT

Lawful Development Certificate for proposed siting of 1no. mobile home for use as ancillary accommodation.

Application Permitted

24/501352/FULL

Hill Green Farm Hill Green Road Stockbury Kent ME9 7UP

Change of use of building from agricultural use to dwellinghouse (Retrospective).

Application Permitted

24/503339/AGRIC

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

Prior notification for the erection of an open sided agricultural building. For its prior approval to: - Siting, design and external appearance.

Prior Approval Not Required

24/502873/SUB

Beaux Aires Kennels and Cattery Beaux Aires House Bimbury Lane Stockbury Sittingbourne Kent

Submission of details to discharge Condition 4 - Biodiversity enhancement, Condition 5 - Hard and soft landscape scheme, and Condition 10 - Noise management plan of application 24/500412/FULL.

Application Permitted

24/502854/FULL

Merrielfields Hill Green Road Stockbury Kent ME9 7UN

Section 73 application for Minor Material Amendment to approved plans condition 5 (to allow alterations to approved fenestration including insertion of an additional first floor window to the west elevation) pursuant to 24/500269/FULL for - Demolition of existing conservatory and garage. Erection of a single storey extension to the east and west elevation, with basement beneath. Installation of chimney to south elevation, dormer to north elevation including changes to fenestration. Installation of a below ground swimming pool to the rear of the property.

Application Permitted

24/502837/SUB

Land At Pett Farm Pett Road Stockbury Sittingbourne Kent ME9 7RJ

Submission of details pursuant to conditions 2 (site development scheme), 3 (landscaping), and 8 (biodiversity enhancement), of application 24/501197/FULL.

Application Permitted

24/501817/LBC

Street Foxes the Street Stockbury Kent ME9 7UD

Listed Building Consent for repair of existing 4no. softwood timber windows and installation of secondary glazing.

Application Permitted

c. Appeals

No matters to report.

d. Other Planning Matters

Concerns were raised about caravans accessing Seaview via Cocketts.

Action: Clerk to report to Planning Enforcement.

11. Financial Matters:

a. Statement of Accounts & Cheques for signature.

To consider the Financial Statement circulated with meeting papers.

The financial statement was proposed by Cllr Southern and seconded Cllr Moody and agreed by all present.

The Clerk reported on an email from the VHMC regarding the inspections of the play equipment and the finance of these. She confirmed that when the PC received its Parish Services Grant from MBC, this included an allocation for the play area.

It was agreed that the PC would inform the VHMC.

12. 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 Councillors Jones and Thompson gave their apologies to the meeting.

13. Correspondence Report.

The correspondence report was noted by members.

14. Stockbury Bus

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

15. Stockbury Orchard.

Mr Arscott reported that the new hedgerow had been destroyed at the orchard when the farmer cut the hedges. He stated that approximately 40 had been shredded and would need to be replaced. He spoke regarding the need to sort out the Orchard Bank account signatories.

Cllr Southern confirmed that the PC would store the spare tree guards and stakes for future use.

16. Stockbury Observer.

Cllr Moody gave an update on the Stockbury Observer.

17. Any Other Business:

a. Raised by Public.

No matters were raised.

b. Raised by Parish Councillors.

Cllr Tingey spoke regarding mirrors on properties to assist with drivers' vision and asked if these could be replaced if damaged.

The Clerk confirmed that this would be the responsibility of the property owner, as they were not supported by Kent Highways.

18. Date of next Meeting.

It was agreed that the next meeting would be held on 16th October 2024.

There being no further business to discuss, the meeting was closed to the press and public at 8.50pm.

Signed: _____

Dated: _____