

The Minutes of the Annual Statutory Meeting of Stockbury Parish Council  
held in Stockbury Village Hall on the 17<sup>th</sup> of May 2023 at 7:30PM.

Councillors present: Cathcart  
Southern  
Sumner  
Tomsett  
Woods

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

The meeting was chaired by Parish Cllr Southern.

1. To elect a chairman.

It was proposed by Cllr to set to elect Cllr Southern as chairman, this was seconded by Cllr Cathcart and agreed by all present.

Cllr Southern accepted this position and took the chair.

2. To receive the Chairman's Declaration of Acceptance of Office.

Cllr Southern signed her Declaration of Acceptance of Office.

3. Apologies.

Apologies were received from Parish Councillors Moody, Azad, MBC Councillor Garten and KCC Councillor Prendergast.

4. To elect a Vice-Chairman.

It was proposed by Cllr Southern to elect Cllr Moody as vice chairman, this was seconded by Cllr Woods and agreed by all present.

In his absence Cllr Moody was elected as vice chairman.

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

It was agreed that this item would be deferred until the next PC meeting.

6. Declaration of Interest.

No interests were declared.

7. 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.

8. Matters Arising.

Website SSL Certificate – The Clerk confirmed that this would be progressed.

9. Notice of reports from external meetings.

No matters were raised.

10. Public Comments and Observations.

No matters were raised.

11. Highways Matters.

a. General Highway Matters.

Cllr Woods reported on the planned road closures to fill potholes, he stated that the contractors would be doing this sequentially and therefore the road would remain passable as much as possible. It was agreed that there had been a lack of communication to local businesses regarding the closures.

It was reported that a quotation for the weight limit signs was being sought.

b. Highways Improvement Plan.

No matters were reported.

c. M2 Junction 5 Improvements.

Cllr Southern reported on a meeting with National Highways that she attended with Cllr Cathcart and Moody.

She reported on changes to the northbound carriageway and the reopening of Oad Street. She stated that traffic from Sittingbourne was an issue at present on the A249 towards the roundabout, as was the rat run traffic in Chalky Lane. It was agreed to raise these matters with National Highways at the next meeting.

12. Planning Matters:

a. Applications for consideration.

23/501255/FULL-Tynedale Cottage The Street Stockbury Sittingbourne  
Demolition of outbuilding and replace with the erection of a one-bedroom Annexe ancillary to the main dwelling.

**No objections.**

23/501830/TPOA-Beech Tree Cottage South Lees Lane South Green Kent  
TPO application to remove five uprooted Beech Trees (and plant replacements of the same species).

**No objections.**

b. Appeals and Decisions.

22/504882/LBC

Hill Green Farmhouse Hill Green Road Stockbury Kent ME9 7UP

Listed Building Consent for removal of existing fire damaged roof structure and erection of replacement roof.

Application Permitted

c. Enforcement Matters.

Foxwood – The Clerk was asked to seek an update on the enforcement action to date from MBC.

**Action: Clerk to action.**

Fourayes – Residents attended the meeting to raise concerns about the increased activities and lorry traffic at Fourayes.

They spoke regarding their permitted hours of operation and stated that work at the site exceed these hours, and they were now operating outside of the permitted hours.

The residents stated that they had reported this to Planning Enforcement.

This was discussed, it was noted that the changes had taken place since the site had changed hands. The planning conditions stated that no activities were permitted over night, however they had cleaners in each night.

It was agreed that the residents would keep the Parish Council updated on any relevant matters and that the PC would seek an update from MBC Planning Enforcement.

**Action: Clerk to action.**

Notification of Appeal Lodged with the Planning Inspectorate

Proposal: Approval of Reserved Matters of appearance, landscaping, layout and scale for erection of 50 dwellinghouses pursuant to application 17/500727/OUT - Outline application for residential development for up to 50 dwellings with access off Chestnut Street (All others matters reserved).

Location: Land at Manor Farm Chestnut Street Borden

An appeal has been lodged by Abbey Development 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: North2@planninginspectorate.gov.uk or in writing to 3D Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN, quoting reference(s) APP/V2255/W/22/3313216.

Please note you must do this by 6 June 2023.

d. Other Planning Matters.

MAIDSTONE BOROUGH DESIGN AND SUSTAINABILITY DEVELOPMENT PLAN DOCUMENT - REGULATION 18 PREFERRED APPROACHES CONSULTATION

Maidstone Borough Council has committed to delivering a Design and Sustainability Development Plan Document (DPD) to site alongside its Local Plan and forthcoming Local Plan Review. The Design and Sustainability DPD – Preferred Approaches (Regulation 18) document has been prepared for public consultation. The consultation document puts forward a range of draft policies around the following themes, which new developments will be assessed against:

- Placemaking
- Streets and Buildings
- Open Space and Nature

- Movement
- Sustainable Buildings
- Design Quality

The Preferred Approaches document is accompanied by a consultation on the Sustainability Appraisal. A Sustainability Appraisal is an iterative process which runs alongside the production of the Design and Sustainability DPD and helps inform the ongoing decision-making process. The Sustainability Appraisal document being consulted on considers the draft policies against sustainability objectives.

The Preferred Approaches document and Sustainability Appraisal, along with the evidence base and other information can be viewed and downloaded from the council's website <https://localplan.maidstone.gov.uk/home/design-and-sustainability-development-plan-document> and is available for inspection at:

- 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

### **13. Financial Matters:**

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

The financial statement was presented to members.

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

#### b. 2022/2023 Accounts and AGAR.

The Clerk reported that the 2022/23 Accounts and AGAR were currently with the auditor, and following this they would be presented to the next meeting.

### **14. 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 apologies to the meeting.

### **15. Correspondence Report.**

The correspondence report was noted by members.

### **16. Stockbury Bus.**

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

### **17. Stockbury Orchard.**

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

**18. Stockbury Observer.**

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

**19. Kings Coronation.**

Cllr Southern reported on the event held for the Kings Coronation. She stated that this was a positive and successful event enjoyed by all.

**20. Any Other Business:**

a. Raised by Public.

No matters were raised.

b. Raised by Parish Councillors.

No matters were raised.

**21. Date of next Meeting – 21<sup>st</sup> June to 023.**

There being no further business to discuss, the meeting was closed to the press and public at 8.15pm.

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

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