

STOCKBURY PARISH COUNCIL  
Mrs Sherrie Babington – Parish Clerk  
4 Birkhall Close, Walderslade  
Chatham, Kent, ME5 7QD

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*Email : clerk@stockburyparishcouncil.gov.uk  
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*Notice is hereby given that the next Meeting of the Parish Council is to be held on Wednesday 18<sup>th</sup> October 2023 in Stockbury Village Hall, commencing at 7.30pm. Members of the Public and press are welcome to attend. Members are summoned to attend.*

**AGENDA**

**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.*

**2. Declaration of Interests.**

*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.*

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

**3. Minutes of the previous meeting.**

*To consider the minutes of the previous meeting and if in order sign as a true record.*

**4. Matters arising from the minutes.**

*To consider any matters arising.*

**5. Reports from external meetings.**

*To consider reports from external meetings.*

**6. Public Comments and Observations.**

*To discuss any questions received by members of the public.*

**7. Highways Matters.**

*a. General Highway Matters.*

*b. Highways Improvement Plan.*

*c. M2 Junction 5 Works.*

**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).*

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.

To consider the Financial Statement circulated with meeting papers.

**10. External Reports:**

a. Parish Councillors.

b. KCC Councillor.

c. MBC Councillor.

**11. Correspondence Report.**

To consider any correspondence received.

**12. Stockbury Bus.**

To receive a report on the Stockbury Bus.

**13. Stockbury Orchard.**

To receive a report on the Stockbury Orchard.

**14. Stockbury Observer.**

To receive a report on the Stockbury Observer.

**15. Any Other Business.**

To consider any other business not requiring a resolution.

**16. Date of next Meeting – 15<sup>th</sup> November 2023.**

*S Babington*

Mrs Sherrie Babington  
Clerk to the Parish Council