

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

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Notice is hereby given that the next Meeting of the Parish Council is to be held on Wednesday 19th June 2024 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. Parish Councillor Vacancies.

To consider any application for Co-option.

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

Representatives for Outside Bodies

Footpaths	Cllr Moody
Stockbury Church	Cllr Southern
Police Liaison	Cllr Sumner
Tree Warden	Cllr Sumner
A249 Action Group	Cllr Cathcart
Highways/Parish Roads	Cllr Moody
KALC	Chair/Vice Chair
Kent Downs	Cllr Cathcart
MBC Liaison (Forums etc.)	Chair/Vice Chair
Tri Parish Meetings	Cllr Cathcart
Village Website	Parish Clerk
Stockbury Observer	Fiona Moody
Village Green and Village Sign	
Broadband	Cllr Southern
Village Housing	Cllr Sumner
Tourism & Publicity	Fiona Moody
Community Bus	Cllr Moody, Southern
Cherry Orchard	Cllr Sumner
Village Playing Fields	VHMC
Grants	Cllr Southern
Community Pub	Cllr Southern
Village Sponsorship	
AONB & SSI	Cllr Southern
Nature Reserves	Cllr Southern
Parish Plan	All Councillors
Gypsy Sites	Cllr Sumner

JPG
MP, KCC & MBC Cllrs

Cllr Cathcart
Chair/Vice Chair and Parish Clerk

Parish Areas & Hamlets

Stockbury Village	All Councillors
Stockbury Valley	
Church Farm Ind Estate	
Cowstead	
South Street	Cllr Southern
Beaux Aires	Cllr Southern
Hill Green	Cllr Sumner
Plum Tree	Cllr Sumner
Queen Down Warren	Cllr Sumner
Yelsted	Cllr Sumner
Bimbury Lane	Cllr Cathcart
Detling Aerodrome Ind Estate	Cllr Cathcart
Kent County Showground	Cllr Cathcart
Pett Lane	Cllr Moody
Norton Green	Cllr Moody
South Green	Cllr Moody
Hazel Street	Cllr Moody

Appointment of:

Internal Auditor – Martin Thomas & Co
Bankers – Cooperative
External Auditors – Mazars
KALC Membership
CPRE Membership

4. 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.

5. Minutes of the previous meeting.

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

6. Matters arising from the minutes.

To consider any matters arising.

7. Reports from external meetings.

To consider reports from external meetings.

8. Public Comments and Observations.

To discuss any questions received by members of the public.

9. Highways Matters.

- a. General Highway Matters.
- b. Highways Improvement Plan.

c. M2 Junction 5 Works.

10. **Planning Matters:**

a. Applications Received

24/501500/FULL - Oakhurst South Green Sittingbourne Kent ME9 7RR
Installation of a Ground Mounted 18.92kW Solar Photovoltaic System.

24/501979/FULL - Cherry Tree Farm Pett Road Stockbury Kent ME9 7RL
Retrospective application for the change of use from a poultry building to gym with associated parking.

24/501352/FULL - Hill Green Farm Hill Green Road Stockbury Kent ME9 7UP
Change of use of building from agricultural use to a dwellinghouse (Retrospective).

b. Application Decisions by MBC

24/501648/FULL

Parsonage Farm South Street Road Stockbury Sittingbourne Kent ME9 7UJ

Erection of a single storey detached outbuilding to provide a domestic swimming pool with associated accommodation and external works

Application Refused

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

(1) Due to its scale and mass, and its siting, the proposed building would harm the openness, character and appearance of the Kent Downs National Landscape, contrary to policies LPRSP9, LPRSP15, LPRQ&D4 and LPRHOU11 of the Maidstone Local Plan Review (2021-2038) 2024, the National Planning Policy Framework and the advice contained within the adopted Supplementary Planning Document "Residential Extensions".

(2) Due to its scale, mass and siting, the proposal would interrupt key long-range views of the listed building and harm its setting, contrary to policies LPRSP14(B) and LPRENV1 of the Maidstone Local Plan Review (2021-2038) 2024 and the National Planning Policy Framework 2023

24/501650/FULL

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

Erection of a single storey agricultural building to support storage of agricultural equipment (Part Retrospective).

Application Permitted

24/501236/FULL

Cherry Tree Stables West Wood Road Stockbury Kent ME9 7SQ

Siting of 6no. additional mobile homes within existing Gypsy/Traveller site (part retrospective).

Application Refused

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

(1) Due to its design, scale, appearance and cramped layout, the proposal would have a detrimental impact on the character of the site and the wider area resulting in the urbanising and domestication of the current rural landscape (with associated close board fencing, access infrastructure, parked cars, and domestic paraphernalia). The proposal represents inappropriate and harmful development distinctly at odds with the pleasant

character and appearance of the Kent Downs National Landscape contrary to policies LPRSS1 LPRSP9, LPRSP15 and LPRQD4 of the Maidstone Borough Local Plan Review (2024) which seek to protect the rural character of the Borough and requires a high standard of design which maintains, or where possible enhances local distinctiveness. The proposals are also contrary to the NPPF, principally paragraphs 131 and 180, which seek to recognise the intrinsic character and beauty of the countryside and require a high standard of design for all new development. The proposals also conflict with the principles of the National Design Guide and conclusions of the Maidstone Landscape Capacity Study: Sensitivity Assessment (2015), and the Kent Downs AONB Management Plan 2014 to 2019 (Second Revision) (2014).

(2) The proposal by reason of the substandard outdoor amenity provision and levels of privacy within the submitted layout and the absence on the submitted layout of land allowed for touring caravans and dayrooms for each of the 8 pitches, the proposal would fail to provide an appropriate environment and amenities for future occupiers of the mobile homes in conflict with Policy LPRSP9, LPRHOU8 and LPRSP15 of the Maidstone Borough Local Plan Review, and the NPPF (2021), with the future provision of these necessary facilities further exacerbating the harm that has previously been identified contrary to policies LPRSP9, LPRQD4 and LPRHOU8 of the Maidstone Borough Local Plan Review (2024) and policies within the NPPF.

(3) The applicant has failed to demonstrate the car parking provision within the scheme and impact of the development upon highway capacity, safety and amenity would be acceptable. The scheme would likely give rise to increase highways safety issues in the local area which would cause inconvenience and danger to pedestrian and drivers. It would thus conflict with policy LPRTRA4 of the Maidstone Borough Local Plan Local Plan Review, SPG 'Kent Vehicle Parking Standards' (2006) and the NPPF which seek to ensure development is served by adequate car parking, whilst mitigating the adverse effects of development on the wider road network.

24/501741/NMAMD

Windyridge Hill Green Road Stockbury Kent ME9 7UN

Nonmaterial amendment to amend the wording of condition 4 of planning application 24/500368/FULL.

Application Refused

The Council hereby REFUSES the above amendment to the relevant planning application and considers them to be material changes 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)

24/500946/LDCEX

Vale House Stockbury Valley Stockbury Sittingbourne Kent ME9 7QD

Lawful Development Certificate (existing) for the continued use of the former stables as an independent dwellinghouse (C3)

Application Permitted

24/500387/LAWPRO

Lodge Yelsted Lane Sittingbourne Kent ME9 7UT

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

Application Withdrawn

c. Appeals

No matters to report.

d. Other Planning Matters

Proposal: Retrospective application for the change of use of land for the exercising of dogs, construction of a parking area, erection of a small field shelter and the placing of dog exercise apparatus on the land.

Location: Land At Pett Farm Pett Road Stockbury Sittingbourne

Head of Planning and Development's Recommendation: Application Permitted.

The above application will be reported to the adjourned meeting of the Planning Committee to be held at 6.00 pm on 27 June 2024 at the Town Hall, High Street, Maidstone, Kent ME14 1TF. The order in which items are taken at the meeting may be subject to change. The committee meeting could potentially last until 11:00 pm.

11. Financial Matters:

a. Statement of Accounts & Cheques for signature.

To consider the Financial Statement circulated with meeting papers.

b. 2023/2024 Accounts, Internal Controls and AGAR.

To receive and agree the 2023/2024 Accounts, Internal Controls and AGAR.

i. *To approve the Annual Governance Statement for 2023/24, Section 1 of the Annual Return for the year ending 31 March 2024. The Chair of the meeting and the Clerk to sign.*

ii. *To approve the Statement of Internal Control in support of the Annual Governance Statement and Accounting Statements for 2023/24, Section 2 of the Annual Return for the year ending 31 March 2024 and the supporting Bank Reconciliation as of 31 March 2024 and if necessary, the explanation of the significant variations from last year (2022/23) to this year (2023/24) and the explanation of any difference between Box 7 and Box 8 on Section 2 to be sent to the External Auditor. The Chair of the meeting to sign.*

12. External Reports:

a. Parish Councillors.

b. KCC Councillor.

c. MBC Councillor.

13. Correspondence Report.

To consider any correspondence received.

14. Stockbury Bus.

To receive a report on the Stockbury Bus.

15. Stockbury Orchard.

To receive a report on the Stockbury Orchard.

16. Stockbury Observer.
To receive a report on the Stockbury Observer.
17. Any Other Business.
To consider any other business not requiring a resolution.
18. Date of next Meeting – 17th July 2024.

S Babington

Mrs Sherrie Babington
Clerk to the Parish Council