

The Minutes of the Meeting of Stockbury Parish Council
held in Stockbury Village Hall on the 19th of June 2024 at 7:30PM.

Councillors present: Azad
Cathcart
Moody
Sumner

Also, present: Parish Clerk and Ward Councillor Vanessa Jones.

The meeting was chaired by Parish Cllr Moody.

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 Cllr Southern, Ward Councillors Thompson, Jones and KCC Councillor Prendergast.

2. Parish Councillor Vacancies.

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

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

4. 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.

Cllr Moody declared an interest in planning application as he lived close to the site.

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

No Dispensation requests were considered.

5. Minutes of the previous Meeting.

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

These were proposed by Cllr Cathcart as a true record, these were seconded by Cllr Sumner and agreed by all present.

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

6. Matters Arising.

Yelsted Farm enforcement – The Clerk stated that she needed more details regarding the site before this could be reported to planning enforcement.

Cllr Moody stated that he would look into this.

7. Notice of reports from external meetings.

J5/KCC Meeting – To be reported under Highways Matters.

8. Public Comments and Observations.

9. Highways Matters.

a. General Highway Matters.

Cllr Moody reported that there had been several accidents in the parish. He stated that he would follow this up with Highways.

He reported that the additional HGV signage had been installed at the agreed locations.

b. Highways Improvement Plan.

Cllr Moody stated that the HIP had now been submitted to KCC and he would seek an update in the coming weeks.

c. M2 Junction 5 Improvements.

Cllr Moody reported that the flyover should be opened within the next month and the works finished by the end of the year.

He reported on the weekend road closures and diversion routes. He reported that the PC was in contact with Highways regarding these.

Cllr Azad gave her apologies and left the meeting at 7.55pm

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.

No Objections.

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.

Objections.

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).

Objections.

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.

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

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.

It was proposed by Cllr Cathcart to accept and approve the Annual Governance Statement for 2023/24, this was seconded by Cllr Sumner and agreed by all present.

- 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.

It was proposed by Cllr Cathcart 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 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. This was seconded by Cllr Sumner and agreed by all present.

12. External Reports:

a. Parish Councillors.

Cllr Moody spoke regarding the meeting with MBC to discuss planning inconsistencies. He stated that a follow-up meeting would now be arranged.

b. KCC Councillor.

KCC Councillor Prendergast gave her apologies to the meeting.

c. MBC Councillor.

MBC Councillor Thompson gave his apologies to the meeting. A written report was noted by members.

MBC Councillor Jones attended the meeting and spoke regarding her role at MBC and reported on the new administration.

She spoke regarding the refuse collection and fly tipping issues and hotspots.

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.

The Clerk was asked to liaise with MBC John Edwards regarding the additional bin for the orchard.

Action: Clerk to action.

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.

18. Date of next Meeting.

17th July 2024.

There being no further business to discuss, the meeting was closed to the press and public at 9.00pm.

Signed: _____

Dated: _____