

STOCKBURY PARISH COUNCIL
Mrs Sherrie Babington – Parish Clerk
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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 17th January 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. 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

No applications to consider this month.

b. Application Decisions by MBC

23/504946/FULL

Merriefields Hill Green Road Stockbury Kent ME9 7UN

Demolition of existing double garage and store. erection of a new detached four bay Garage together with alterations to the two existing vehicle access points and erection of a new front boundary wall.

Application Refused

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

(1) By reason of its excessive length and its position/orientation, the proposed outbuilding would appear obtrusive and result in a sprawl of built development across the site, eroding the openness of the countryside and so detracting from the rural character of the area. As such, it would fail to either conserve or enhance the natural and scenic beauty of the Kent Downs Area of Outstanding Natural Beauty. To permit the proposal would therefore, be contrary to Policies SP17, DM1, DM30 and DM32 of the Maidstone Borough Local Plan 2017, Policies SD2, SD3, SD8, SD9 and LLC1 of the Kent Downs Area of Outstanding Natural Beauty Management Plan 2021-2026, the Council's adopted residential extensions SPD, in particular paragraphs 5.28, 5.29, 5.30 and 5.31, and the central government planning policy contained in The National Planning Policy Framework (2023).

(2) The proposed front boundary treatment is of an ornate, suburban design that is out of keeping with the existing, simple, under-stated front boundary treatments in the vicinity and so would be harmful to the character and appearance of the rural lane and countryside surroundings, thereby detracting from and failing to either conserve or enhance the natural and scenic beauty of the Kent Downs Area of Outstanding Natural Beauty. To permit the proposal would therefore be contrary to Policies SP17, DM1 and DM30 of the Maidstone Borough Local Plan 2017, Policies SD2, SD3, SD8, SD9 and LLC1 of the Kent Downs Area of Outstanding Natural Beauty Management Plan 2021-2026, the Council's adopted residential extensions SPD, in particular paragraphs 5.47, 5.48 and 5.49, and the central government planning policy contained in The National Planning Policy Framework (2023).

23/504990/FULL

Vale House Stockbury Valley Stockbury Sittingbourne Kent ME9 7QD

Retrospective application for change of use from horse stables to 1 bed studio.

Application Refused

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

(1) The dwelling is far removed from basic services and facilities, with occupants being reliant on the use of a 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).

(2) The application building has a poor visual appearance and does not have sufficient quality or standard of appearance to meet the threshold where adopted policy seeks building retention and reuse. The building is not on the statutory list of historically important buildings. The building is not of traditional construction and does not contribute towards the setting of any listed buildings, or other buildings which contribute to landscape character, or which exemplify the historical development of the Kentish landscape. As such the proposal is contrary to policy DM31 of the Maidstone Borough Local Plan (2017), and the National Planning Policy Framework (2023).

(3) The conversion involving the intensification and expansion of domestic development in

this rural location and with the associated change of use to residential garden and domestic paraphernalia harms the intrinsic character and beauty of the countryside and the Kent Downs National Landscape (formally AONB) where great weight is given to conserving and enhancing the landscape. The conversion is contrary to policies SS1, SP17, DM1, DM30 and DM31 of the Maidstone Borough Local Plan (2017), the National Planning Policy Framework (2023) and the aims of the Kent Downs AONB Management Plan (2021-26).

(4) The application fails to demonstrate that any attempt has been made at securing an alternative commercial re use of the building, contrary to policy DM31 of the Maidstone Borough Local Plan (2017), and the National Planning Policy Framework (2023).

23/504945/FULL

Merriefields Hill Green Road Stockbury Kent ME9 7UN

Conversion of existing garage into a habitable space with the erection of a single storey extension to east elevation. Demolition of existing conservatory and erection of a single storey side extension to the West elevation with basement beneath. insertion of new chimney to south elevation, new dormer to north elevation, fenestration changes and creation of a new below ground swimming pool.

Application Refused

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

(1) By reason of their scale, position and design, the proposed side extensions would fail to respect or be well-related to the design and form of the existing host dwelling and when taken cumulatively with the existing additions to the original single-storey bungalow, would result in total extensions of excessive scale and a sprawling building of vast proportions and stretched-out incongruous appearance which would cause harm to the character and appearance of the countryside and erode its openness. As such, the proposals fail to either conserve or enhance the natural and scenic beauty of the Kent Downs Area of Outstanding Natural Beauty. To permit these extensions would therefore be contrary to Policies SP17, DM1, DM30 and DM32 of the Maidstone Borough Local Plan 2017, Policies SD2, SD3, SD8, SD9 and LLC1 of the Kent Downs Area of Outstanding Natural Beauty Management Plan 2021-2026, the Council's adopted residential extensions SPD, in particular paragraphs 5.11, 5.12, 5.15, 5.16, 5.17, 5.18, 5.36 and 5.37, and the central government planning policy contained in The National Planning Policy Framework (2023).

23/504711/FULL

Serenity South Street Road Stockbury Sittingbourne Kent ME9 7RB

Erection of single storey carriage/garage barn. Erection of decking with ramp access at rear of dwelling.

Application Permitted

c. Appeals

No matters to report.

d. Other Planning Matters

No matters to report.

9. Financial Matters:

a. Statement of Accounts & Cheques for signature.

To consider the Financial Statement circulated with meeting papers.

b. 2024/2025 Budget and Precept.

To consider the 2024/2025 Budget and agree the Precept.

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. KALC Community Award.

We are delighted to announce that we have now launched the 2024 KALC Community Awards Scheme, with support from Kent County Council, the High Sheriff of Kent, and the Mayor of Medway. This follows a very successful 2023 Awards Scheme, which was adopted by 79 member Councils.

The Award Winners receive a Framed Certificate. The Council can decide whether to present something extra to their winner.

The Council would then need to submit its Nomination to manager@kentalc.gov.uk by Friday 2nd February 2024.

16. Any Other Business.

To consider any other business not requiring a resolution.

17. Date of next Meeting – 21st February 2024.

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Mrs Sherrie Babington
Clerk to the Parish Council