

The Minutes of the Meeting of Stockbury Parish Council  
held in Stockbury Village Hall on the 21<sup>st</sup> of February 2024 at 7:30PM.

Councillors present: Cathcart  
Moody  
Southern  
Sumner  
Tomsett  
Woods

Also, present: Members of public.

The meeting was chaired by Parish Cllr Southern.

1. **Apologies.**

Apologies were received and accepted from Parish Clerk, Sherrie Babington, Parish Councillor Azad, MBC Councillor Garten, and KCC Councillor Prendergast.

2. **Declaration of Interest.**

No interests were declared.

3. **Minutes of the previous Meeting.**

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

These were proposed by Cllr Moody 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.

4. **Matters Arising.**

Meeting to be arranged with MBC Planning to discuss Planning decisions.

5. **Notice of reports from external meetings.**

No matters were reported.

6. **Public Comments and Observations.**

A resident addressed the meeting regarding the Prior Notification (24/500564) of Planning Application for change of use and he elaborated on details of the application.

7. **Highways Matters.**

a. **General Highway Matters.**

Discussion on closures of rural lanes for statutory works and effects for local residents also road closure signage not always timed with the works operations. More communication between Kent Highways/ National Highways/Contractors necessary.

b. **Highways Improvement Plan.**

No matters were reported.

c. M2 Junction 5 Improvements.

M2/J5 - discussion on A249 south 5 weeks closure from 23/02/24 and the possible effect on local businesses, and residents, and as to whether compensation may be claimed from NH/Graham for disruption etc. The effect on traffic not being able to use the A249 will be monitored from commencement and communicated with NH/Graham.

8. Planning Matters:

a. Applications Received

24/500245/FULL - Merriefields Hill Green Road Stockbury Kent ME9 7UN

Demolition of existing double garage and store and erection of new detached three bay garage together with widening of existing accesses and erection of 2 new gates.

**No objections.**

24/500412/FULL - Beaux Aires Kennels and Cattery Beaux Aires House Bimbury Lane Stockbury Sittingbourne Kent ME9 7QX

Erection of a new kennel building and a workshop building, with associated landscaping works.

**No objections.**

24/500269/FULL - Merriefields Hill Green Road Stockbury Kent ME9 7UN

Demolition of existing conservatory and garage. Erection of a single storey extension to the east and west elevation, with basement beneath. Installation of chimney to south elevation, dormer to north elevation including changes to fenestration. Installation of a below ground swimming pool to the rear of the property.

**No objections.**

b. Application Decisions by MBC

23/505732/SUB

Crest Farm Yelsted Road Yelsted Kent ME9 7UU

Submission of details to discharge condition 4 - External Lighting and 10 - Energy Requirements, Subject to 23/503230/FULL

Application Permitted

23/505636/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 (Resubmission of 23/504607/LAWPRO).

Application Permitted

23/505536/SUB

Crest Farm Yelsted Road Yelsted Kent ME9 7UU

Submission of details to discharge conditions 6 (biodiversity scheme) and 8 (landscape scheme) of planning application 23/503230/FULL.

Application Permitted

23/505685/NMAMD

Cam Hill South Lees Lane South Green Kent ME9 7RY

Non-Material Amendment to 21/503127/FULL : Erection of single storey side extension to dwelling, conversion of first floor of garage, into habitable space.

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) The proposed amendment to alter the roof form and create a covered veranda is considered to be a material amendment to the approved scheme as it would lead to an increase in footprint of the original extension and cause a visual change that is materially different from the originally approved scheme. Therefore, the proposed amendment cannot be considered as non-material, and the submission is recommended for refusal, as such, new planning application is required.

c. Appeals

No matters to report.

d. Other Planning Matters

Maidstone Local Plan Review

Inspector Additional Consultation on Technical Documents 2024

After nearly two years of scrutiny and hearings, the examination into the Maidstone Local Plan Review is now at a very late phase. This has resulted in the publication of proposed main modifications, which were subject to consultation over a 6-week period (29 September – 13 November 2023).

Borough Council technical document updates – Summer 2023

A number of updates to technical documents were published by the Borough Council following the close of the Stage 2 hearings on 9 June 2023. These comprised:

- An update to the Infrastructure Delivery Plan (ED126)
- An Addendum to the Integrated Transport Strategy (ED127); and
- An Addendum to the Viability Assessment for the Local Plan (ED128).

The updates to these technical documents reflect matters discussed at the examination hearings, including various proposed main modifications, and seek to demonstrate that the plan would be sound. Whilst they were published alongside the proposed main modifications, in accordance with the Inspectorate's Procedural Guidance[1], the 6-week consultation only sought comments on the proposed main modifications.

Nonetheless, a number of organisations have commented on the content of ED126-ED128 in their responses to the proposed main modifications or have made it clear that they have had regard to the contents of these documents when preparing their responses on the proposed modifications. For the avoidance of doubt, I will be taking into account these comments that have referred to ED126-ED128 (for example from Kent County Council, Lenham Parish Council, Homes England, DHA for Vistry and others). However, I accept that some organisations / individuals would have heeded the instruction that these documents were not specifically available for comment as part of the proposed main modifications consultation.

Therefore, to ensure fairness, I am now setting out the following:

For anyone who has not yet commented on the above documents (all of which are on the examination website), there is now an opportunity to do so, if you so wish. Any comments should be submitted to the Programme Officer by 5pm on 14 February 2024.

If you or your organisation has already commented on these documents, there is no need to re-submit your comments.

This consultation only applies to the content of these technical documents. It is not an opportunity to comment again more widely on the proposed main modifications.

Additional Transport Assessment – M2 Junction 3 (ED135)

During the plan examination it has been identified that the proposals of the Plan would require mitigation at Junction 3 of the M2. In their response to the proposed main modifications, National Highways reference further dialogue. Accordingly, the Borough Council, through their consultants Stantec, has prepared further technical work to demonstrate that a mitigation scheme could be deliverable at Junction 3 to address impacts arising from the Local Plan. This has been submitted into the examination as document ED135. Again, there is an opportunity to comment on this material, including for National Highways, within the similar timeframe of 5pm on 14 February 2024.

I trust the above is clear. As the examination is at a very late stage, there will be no extension of the deadline stated and any late submissions will not be considered. Any representations which do not adhere to the above guidelines will not be taken into account. If you require any further clarifications about this additional focused opportunity to comment on technical documents, please contact the Programme Officer and we will seek to assist.

Maidstone Local Plan - recent documentation received was noted and comment date 14/02/24 had now passed.

**9. Financial Matters:**

a. Statement of Accounts & Cheques for signature.

To consider the Financial Statement circulated with meeting papers.

Cheques for signature - as listed, proposed by Tomsett and seconded Moody, agreed by all present. Cheques written from the bus a/c cheque book as that was the cheque book to hand at the meeting, repayment in the sum of £4409.46 to be repaid from the general PC a/c to the bus a/c.

**10. 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.

**11. Correspondence Report.**

The correspondence report was noted by members.

**12. Stockbury Bus**

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

**13. Stockbury Orchard.**

Further meetings have been held to continue discussions on the management/leadership and involvement of SPC and this community project.

**14. Stockbury Observer.**

It was agreed that information re the forthcoming Council Elections will be included in the next edition.

**15. Poor's Land.**

The ratification of the appointment of Mrs Penny Stevens as a Trustee of the Poor's Land Trust was agreed.

**16. Any Other Business:**

a. Raised by Public.

A member of the public has raised concerns with a councillor of the dangers to horse riders (and pedestrians) by speeding motorists in rural lanes who are ignoring the legal requirements to slow and give proper space when passing, this has increased, particularly near the Gym since it has opened in Pett Road/lane.

A linked discussion to the speeding motorists re the nearby Chicken Farm development regarding planning permission, it appears that running a gym, a gym being a leisure activity, is within the ambit of the permission granted.

b. Raised by Parish Councillors.

No matters were raised.

**17. Date of next Meeting.**

20<sup>th</sup> March 2024.

There being no further business to discuss, the meeting was closed to the press and public at 8.50pm.

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

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