



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

Monday 22 April 2024 at 6.45pm

Present: Jim Andrew (Chairman) (JA), Tony Oliver (TO), Peter Rigby (PR), Janet Burnett (Assistant Clerk) (JB), who took the minutes.

Members of the Public/representatives in attendance

There were three members of the public present.

1. To receive and record any apologies for absence.

Apologies for absence were received from Councillors: Vianne Gibbons and Mick Westwood.

2. To receive and agree any decision regarding any item to be taken as confidential.

None.

3. To receive any declarations of pecuniary interest on items in the agenda.

(In accordance with the NALC Model Code of Conduct for Parish Councils (pursuant to section 27 of the Localism Act 2011). In addition, any declaration of personal or prejudicial interest. (As agreed by LPC 21 Jan 13) – None.

4. To receive any signed dispensation requests for any item on this agenda.

For Councillors to approve/disapprove as appropriate and to agree the reason for the dispensation if approved. (see dispensation form.) This follows the agreement made by the LPC at the meeting on the 17 July 2017.

None.

5. To agree the minutes from the Planning Committee meeting of 8 April 2024 (Pages 658 - 659).

The minutes of the meeting of 8 April 2024 to be carried forward to the meeting of 20 May 2024.

6. To receive any representations made by the public or by organisations.

None.

7. To review Planning Committee Pre-Application Meetings Policy.

The Committee reviewed the draft policies and **agreed** a final version.

8. 23/505091/HYBRID Hybrid Planning Application: Greensand Place Heath Road Linton Kent ME17 4NU.

Full Planning Application for the erection of a 73-unit Extra Care Home (Class C2), erection of a 14-unit block for Autistic Young Adults, extensive tree planting and landscaping, access, drainage infrastructure and all other associated and ancillary works; and (ii) Outline Planning Application for erection of a new Hospice building with In-Patient and Out-Patient facilities and provision of up-to 58 no. 100% affordable elderly bungalows (all matters, except for access, to be reserved for future determination). Revised details received.

After discussion the Committee **agreed** that they still wished to see the application refused as per previous LPC response. They note that the impact on the cottages on the east side has been slightly improved. All other objections in particularly the impact on the infrastructure remain.

The Parish Council supports Linton Parish Council's comments.

- 9. 24/501351/FULL Boreen, Heath Road, Boughton Monchelsea, Maidstone, Kent, ME17 4HR.**
Retention of existing outbuilding used as a combined home office / annexe (Retrospective).
The Committee **agreed** that they had no objection to this application

- 10. 24/501457/TCA Conservation Area Notification: 6 Linton Road, Loose, Kent ME15 0AE.**
Removal of 2x Larch either side of the driveway, Signs of trees dying. Removal of 2x Thuja trees, Concern about the proximity to the house due to the height of the tree. Removal of 1x Lawson Cypress which is dead.
The Committee noted that this application had been submitted by a Parish Councillor. They **agreed** that this application be referred to the Landscape Officer.

- 11. 24/501263/FULL 480 Loose Road, Maidstone, Kent ME15 9UB.**
Section 73 - Application for minor material amendment to approved plans condition 2 (to allow alterations to the internal layout, the addition of 6no. rear roof lights, and alterations to the roof of the dwellings and the ground floor rear addition) pursuant to 21/506047/FULL for - Demolition of existing detached garage and part of existing dwelling, and erection of an attached two storey dwelling.
The Committee **agreed** that they had no objection to this application.

- 12. Consultation on Revised Validation and Guidance Requirements for Planning Applications determined by Kent County Council.**
The Committee noted the document and agreed to support the revisions.

- 13. To receive other items for discussion. Information only.**
None received

- 14.** Date of next meeting: 20 May 2024

Meeting concluded at 7.46pm

Signed Committee Chairman

Dated: