



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

Monday 14 October 2024 at 6.45pm

Present: Jim Andrew (Chairman), Sue Hill (SH), Mick Westwood (MJW), Neil Lettington (NL), Tony Oliver (TO), Vianne Gibbons (VG).

Janet Burnett (JB) (Assistant Clerk), who took the minutes.

Members of the Public/representatives in attendance.

Brian Clark and one member of the public was present.

1. To receive and record any apologies for absence.

None.

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

Agenda item 13.

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 meetings of 29 July 2024 (Pages 672-673) and 30 September (Pages 681 -682).

The minutes of the Planning meetings on 29th July and 30th September were duly **AGREED**.

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

A member of the public spoke on agenda item 7.

7. 24/504005/FULL Land to the North of Forstal Lane Coxheath Kent ME15 0QE.

Part retrospective application for change of use of land for stationing of 2(no) static mobile homes and 2(no) touring caravans and septic tank for Gypsy and Traveler occupation by 1(no) family. (Resubmission of 22/504364/FULL).

The Planning Committee insist that MBC attend the site, and also insist on an up to date application that shows the whole site. If these requests are met then further consideration will be given. Until that time the Planning Committee **AGREED that this application be refused and if the Planning Officer recommends approval, request that this application go to planning committee.**

The Planning Committee also wish to make the following comments:

Referring to the MBC Local Plan-Policy LPRQD4(1) asks whether proposals enhance local distinctiveness? It is considered they do not.

Policy LPRCD7(9) says the site would have easy access to bridleways and /or the countryside. The site is some distance away from bridleways and access to them would be via the public highway. While the site may be in the countryside the application does not make it clear how much access the applicant has to it.

Referring to Loose Parish Council Neighbourhood Plan 2018-2031- Policy LP2(1) the proposal is in the Loose Valley Landscape of local value. As such it should have regard to the scenic quality and distinctive character of the area and should mitigate any impacts. Mobile homes and caravans are not a feature of the Loose Parish. Those proposed will create an impact as they are of a considerable size. Policy LP3(1) would be compromised in respect of clauses (a) high quality design, (c) retaining key landscape feature and (d) respect of character and distinctiveness of the locality. Policy LP3(3) states- Proposals for development will be required to retain character and setting of the area and should seek to avoid coalescence with the settlements of Coxheath, and surrounding parishes. Again, the nature of the application does not retain the character and setting of Loose. This application being adjacent to the parish boundary with Coxheath immediately coalesces the two parishes. Policy LP4(2) requests sight of an ecological survey, nothing has been forthcoming. While not strictly covered by this clause it does mention mitigation against flood water. This area of the parish is known to have a volatile water table. Incidents of water pouring down Well Street from the ongoing residential development work on the south side of Forstal Lane are recent examples.

8. 24/504015/TPOA The Old Vicarage Church Street Loose Kent ME15 0BU.

Tree Preservation Order Application: T1 Magnolia - Re pollard to previous points H10 W4 Final H5 W2.5, T2 Hazel - Re pollard to previous points H10 W4 Final H5 W2.5, T3 Thuja - Crown Raise to 4m over road.

The Planning Committee **AGREED** to defer to the Landscape Officer.

9. 24/504007/LBC Slade House Pickering Street Loose Kent ME15 9RH.

Listed Building Consent for internal alterations to ground floor existing WC and lobby to create a shower room (works started).

The Parish Council **AGREED** that they had no objection to this application.

10. 24/503852/FULL Greystones Old Loose Hill Loose Kent ME15 0BH.

Installation of swimming pool and pump house in rear garden (Part Retrospective).

The Parish Council **AGREED** that they had no objection to this application.

11. Land at Pested Bars.

The Assistant Clerk updated the meeting.

12. TPO update

The Assistant Clerk updated the meeting.

13. Enforcement - Meeting was closed to members of the public whilst The Assistant Clerk updated the meeting..

14. To receive other items for discussion. Information only.

None.

15. Date of next meeting: 28 October 2024.

Meeting concluded at 7.25pm

Signed Committee Chairman

Dated: