



## **Minutes of the Planning Committee Meeting**

### **Loose Parish Pavilion**

**Monday 2 September 2024 at 6.45pm**

**Present:** Mick Westwood (MJW) (Chairman), Neil Lettington (NL), Tony Oliver (TO). Vianne Gibbons (VG) FROM 7.10pm  
Janet Burnett (JB) (Assistant Clerk), who took the minutes.

**Members of the Public/representatives in attendance.** MBC Cllr Brian Clark was present and 4 members of the public.

**1. To receive and record any apologies for absence.**

Apologies previously received from Cllrs Jim Andrew and Sue Hill were accepted.

**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).

**VG declared a personal interest in agenda item no 9.**

**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 12 August (Pages 674 - 675).**

The minutes of the meeting on 12 August were duly **AGREED**, the minutes of 29 July to be carried forward to the next meeting.

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

None

**7. 24/501084/FULL Notice of Appeal lodged with the Planning Inspectorate. 41 Boughton Lane Maidstone Kent ME15 9QW.**

Demolition of garage and erection of a detached dwelling including associated and alterations to existing parking and landscaping.

The Planning Committee confirmed that they stood by their decision to refuse this application.

They concurred MBC's decision to refuse the application because the development is contrary to Maidstone Borough Local Plan Review (2024) policies or the aims and objectives of the NPPF (2023):

- LPRSP15

- LPRHOU2,
- SP14(a)
- SP15
- The Loose Road Character Area Assessment SPD (2008)

The proposal is contrary to Policy HD1 and HD2 of the North Loose Road Neighbourhood Development Plan (2015-2031) and guidance within the NPPF (2023).

They agree that whilst the previous appeal which was allowed in part, as the Inspector said it 'would retain the existing simple and uncluttered appearance of the existing dwelling'; The second property contravenes this reasoning.

**8. 24/502938/FULL Land at Rear of: 187 Linton Road, Loose.**

Erection of 2(no) four bedroomed detached houses with associated garages and access to Hanson Drive.

The Planning Committee **AGREED** to refuse this application and if the Planning Officer is minded to approve this application, they request that it be called in to the planning Committee.

The Planning Committee believes that this application is contrary to the following adopted policies:

LPRSP15 (5): Respect amenities of neighbours No excessive noise, vibration, odour, air pollution, activity or vehicular movement.

LPRSP15(11): Safely accommodate vehicular and pedestrian movement generated by the proposal.

LPRHOU4: Garden development (1) Higher density would not result in significant harm to character/appearance. (4) No significant increase in unacceptable impact on amenity by noise or disturbance from traffic.

The Parish Council believes that the amenity of the small neighbours garden that is adjacent to the proposal will be affected by the development.

Loose Neighbourhood Plan Guide:

7.19 Density

Density should be in character with local surrounding area, respect the character of the area and be designed to give an impression of spaciousness.

7.20 Discretion:

Car parking should be discreet, with a proper provision of off-road parking as appropriate.

On-road parking needs to be accommodated carefully to ensure that footways are not blocked or narrowed Sewerage and drainage. The Planning Committee does not believe the drainage and sewerage situation has been addressed in this application and who will be responsible. In particular Southern Waters access for maintenance and repairs.

**9. 24/502367/FULL Five Acre Wood School, Boughton Lane, Maidstone, ME15 9QQ.**

Change the use of the existing train carriage to commercial use within the school.

The Planning Committee **AGREED** that they stood by their previous recommendation of approve.

**10. 24/503371/TPOA Tree preservation order application: 40 The Farrows, Maidstone, ME15 9ZJ.**

Chestnut tree - Crown height reduction from 11m by 8m to 9m by 6m.

The Planning Committee **AGREED** that they had no objection and would defer to the Landscape Officer.

**11. Government Consultation**

The proposed revision to the National Planning Policy Framework in order to achieve sustainable growth in the planning system.

The Planning Committee **AGREED** that they would look at this consultation and come back to the next Planning Meeting with their thoughts.

**12. Training** – the Assistant Clerk updated the meeting on training booked.

**13. Enforcement** - Meeting closed to members of the public at 7.30pm whilst the Assistant Clerk updated the meeting on current enforcement cases.

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

None

**15. Date of next meeting: 16 September 2024.**

**Meeting concluded at 7.46 pm**

**Signed Committee Chairman .....**

**Dated: .....**