



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

Monday 1 July 2024 at 6.45pm

Present: Jim Andrew (Chairman), Mick Westwood (MJW) Neil Lettington (NL), Vianne Gibbons (VG).

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

Members of the Public/representatives in attendance.

There were no members of the public present.

1. To receive and record any apologies for absence.

No apologies received from Cllrs Sue Hill and Tony Oliver.

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 17 June 2024 (Pages 664-666). Agreed

The minutes of the 17 June were duly **AGREED** and signed by the Chairman.

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

None

7. Update on the use of a projector and screen at planning meetings.

The Assistant Clerk confirmed that the projector was working.

The Planning Committee **AGREED** that it would be used at the next convenient meeting.

8. Loose / Boughton Monchelsea boundary.

The Planning Committee **AGREED** that they accepted the boundary as per the Schedule 2 MBC (Reorganisation of Community Governance) Order 2023.

Action: JB to find minutes.

9. Headcorn Neighbourhood Plan consultation

The Planning Committee **AGREED** that they supported the Headcorn Neighbourhood Plan.

- 10. 24/501177/FULL 22 Busbridge Road Loose Kent ME15 0HY.**
Erection of 1no. self-build single storey detached 2-bedroom bungalow.
Following a discussion the Planning Committee **AGREED** that wished to reserve judgement until KCC are satisfied that the access meets local plan LPR HOU4 condition. They are concerned that this application is out of keeping with the area and street scene.
- 11. 24/501992/FULL 44 Berwyn Grove Maidstone Kent ME15 9RE.**
Erection of a single storey side extension and replacement single storey rear extension.
After discussion the Planning Committee **AGREED that** this application be approved but do not wish to go to Committee.
- 12. 24/502435/LBC Vale House Old Loose Hill Loose Maidstone Kent ME15 0BH.**
Listed Building Consent for the conversion of former stable into a one-bedroom guest house and former Coach House into a storage space and a first floor arts and crafts studio (Breakout space) to be used ancillary to the main dwelling.
After discussion the Planning Committee **AGREED** that this application be approved but do not wish to go to Committee.
- 13. 24/502434/FULL Vale House Old Loose Hill Loose Maidstone Kent ME15 0BH.**
Conversion of 2 existing outbuildings to accommodation ancillary to the use of the main dwelling known as Vale House.
After discussion the Planning Committee **AGREED** that this application be approved but do not wish to go to Committee.
- 14. 24/502367/FULL Five Acre Wood School Boughton Lane Maidstone Kent ME15 9QF.**
Change the use of the existing train carriage to commercial use within the school.
After discussion the Planning Committee **AGREED** that this application be approved but do not wish to go to Committee.
- 15. 24/502373/FULL 41 Boughton Lane Maidstone Kent ME15 9QW.**
Section 73 - Application for minor material amendment to approved plans condition 2 (to allow changes to external materials, windows and doors) pursuant to 23/501863/FULL (allowed at appeal APP/U2235/D/23/3326035) for - Removal of single storey side extension and erection of a first-floor extension raising roof height and changes to fenestration.
Following a discussion, the Planning Committee **AGREED** that this application be refused but do not wish to go to Committee. They believe that this application is contrary to Local Plan LPRHOU2 and LPSP15, and contrary to North Loose Neighbourhood Plan policy SD5.
- 16. 24/500786/FULL 472 Loose Road Maidstone Kent ME15 9UA.**
Change of use from residential dwelling (Class C3) to accommodation for up to 4 young people living together as one household (Class C2) – Revised details.
The planning Committee **AGREED** that they were happy with the application, subject to clarification of any covenants pertaining to the application.
- 17. 24/502456/TCA Brook House Barn Old Loose Hill Loose Maidstone Kent ME15 0BL.**
Conservation area notification to cut back trees overhanging stream (G1) 3 x Leylandii, 2 x Hornbeam and 1 x Cobnut to approx 8ft with a crown spread of 4m.
The planning Committee **AGREED** that they wish to refer this application to the landscape officer.

18. Notification of Appeals Lodged with the Planning Inspectorate.

I. Location: Land at Carman's Close Loose Kent.

Proposal: Demolition of 3(no) existing garages and greenhouse, reconfiguration of garden land and erection of 2(no) detached dwellings with 2(no) cycle stores and associated access and parking (resubmission: 22/504216/FULL), 23/503950.

Response due by 19/7/24.

The Planning Committee **AGREED** that they had no further comments to make.

II. Location: Salts Farm House 51 Linton Road Loose.

Proposal: Erection of a self-build Chalet style two-bedroom dwelling with car parking vehicle turning and alterations to existing access.

Response due by 22/7/24.

The Planning Committee **AGREED** that they stood by their previous comments.

19. Enforcement - Meeting closed to members of the public at 7.35pm and reopened at 7.44pm to discuss an enforcement issue.

The Planning Committee **AGREED** that the Assistant Clerk report this issue to MBC enforcement.

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

None

21. Date of next meeting: 15 July 2024.

Meeting concluded at 7.45 pm.

Signed Committee Chairman

Dated: