



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

### **Loose Parish Pavilion**

**Monday 17 June 2024 at 6.45pm**

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

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 Elect a Chairman to the Loose Parish Council Planning Committee for the next year.**  
Having registered an interest in standing, Cllr Jim Andrew was proposed and elected in his absence.
- 2. To Elect a Vice Chairman to the Loose Parish Council Planning Committee for the next year.**  
Cllr Mick Westwood was proposed and elected as Vice-Chairman.
- 3. To receive and record any apologies for absence.**  
Apologies previously received from Cllr Jim Andrew.
- 4. To receive and agree any decision regarding any item to be taken as confidential.**  
None
- 5. 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
- 6. 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
- 7. To agree the minutes from the Planning Committee meeting of 13 May 2024 (Pages 662-663).**  
The minutes of the meeting of 13 May 2024 were duly **AGREED** and signed by the Chairman.
- 8. To receive any representations made by the public or by organisations.**  
None
- 9. To review the terms of reference for the Planning Committee.**  
After discussion the Planning Committee **AGREED** the terms of reference.

**10. To discuss the use of a projector and screen at planning meetings.**

After a discussion it was **AGREED** that a trial run would be made by JB for possible use at the next meeting

**11. 24/502124/FULL 4 Penfold Way Loose Kent ME15 9TP.**

Erection of a one and a half storey rear extension, inserting a roof light to front elevation, rear dormer and hip to gable extension.

After a discussion the Planning Committee **AGREED** that they wished to see this application **REFUSED** and request this application be referred to the planning committee if the Officer recommends approval, for the following reasons:

**I. Contrary to Loose Neighbourhood Plan:**

- i. **7.23 Extensions** – ‘House extensions are to be sympathetic with the style of the host house and use similar materials and fenestration. Modern style extensions to traditional houses will be resisted.’
- ii. **7.24 Integration** – ‘New buildings should be well intergraded into the site and become part of a unified and interrelated composition, both with other buildings on site and with existing building adjacent to the site.’

**II. Contrary to Local Plan LPRHOU2:**

- i. **Residential extensions permitted if:**  
‘The scale height form, appearance, and siting of the proposal would fit unobtrusively with the existing building where retained and the character of the street scene and/or its context.’  
‘Adjoining residents would avoid unacceptable loss of privacy, outlook or light.’

**III. Contrary to Residential Extensions SPD (May 2009)**

- i. **4.31** ‘In a group of houses where there is a clear consistent line or distinctive roof form which face the street, loft extensions should not detract from that characteristic roof profile.’
- ii. **4.37** Scale and form – various
- iii. **4.70** Amenity considerations
- iv. **4.74** Windows roof terraces balconies (including Juliet Balconies) and verandas should not directly overlook the windows or private amenity space of any adjoining dwelling where this would result in an unreasonable loss of privacy.
- v. **4.75** Covers daylight / sunlight

**12. 24/502305/TCA Conservation area notification: Loose**

**Court Farm Old Drive Maidstone Kent ME15 9SE.** Fell to ground level and stump grind 2no. Thuja (G1). These will be replaced with Cupressus Semperivens.

After discussion the Committee **AGREED** to refer the application to the Landscape Officer.

**13. Application No: 23/505091/HYBRID Greensand Place Heath Road Linton Kent ME17 4NU.**

Hybrid Planning Application: (i) 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.**

After discussion the planning committee **AGREED** to respond as follows:

The Planning Committee are disappointed that at this late stage, there appears to be no agreement relating to the proposed speed limit and zebra crossing. Equally disappointing is

that there appears to be no integrated approach to this application in relation to future development.

**14. Date of next meeting: 01 July 2024.**

**Meeting concluded at 7.17pm.**

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

**Dated: .....**

DRAFT