

Linton Parish Council

The Minutes of the Meeting of Linton Parish Council

held in Linton Village Hall on 14<sup>th</sup> November 2022 at 7:30PM.

*Councillor's present: Bernard Cresswell  
Caroline Richer  
Peter Paterson  
Julie Urquhart*

*The meeting was chaired by Cllr Cresswell.*

1. Apologies.

Apologies were received and accepted from Cllrs Burden, Gerrish, MBC Cllr Parfitt-Reid and KCC Cllr Simon Webb.

2. Declaration of Interests.

No interests were declared.

3. Minutes of the previous Meeting.

The Minutes of the previous meeting were circulated to all Members. These were proposed by Cllr Urquhart as a true record, seconded by Cllr Richer and agreed to by all present.

The minutes were then signed and dated by the Chairman of the meeting.

4. Matters arising from the Minutes.

Westerhill planning matter re swimming pool – Cllr Patterson stated that he would let the Clerk know the property details so that she could check the planning conditions.

Toke Oast – The Clerk confirmed that this had been reported to MBC Planning Enforcement.

Play area repairs – The Clerk confirmed that she would seek a third quotation, and clarify whether the current quotation included the replacement of the wet pour.

Quote for play area hedge cutting – This quotation was approved by members and the Clerk was asked to accept this and have the work carried out. (Cresswell/Patterson).

5. Parish Councillor Vacancies.

A possible applicant for the vacancy was noted and the Clerk was asked to send information regarding the position.

*Action: Clerk to progress.*

6. Clerks Report and Correspondence.

The Clerks Report and correspondence were noted by members.

7. Public Participation.

A resident attended the meeting and spoke regarding the need for a safe crossing from the hall to the church.

The Chairman stated that this had been discussed previously and was not possible. Signage had been placed in the area to direct pedestrians to a safe route to cross.

**8. MBC and KCC Councillors Reports.**

KCC Councillor Webb and MBC Councillor Parfitt-Reid gave their apologies to the meeting.

**9. Financial Matters.**

a. Financial Statement.

The financial statement was circulated and approved by members.

b. 2023/2024 Budget and Precept.

The Clerk informed members that the budget would be placed on the next agenda for formal discussion in January when the banding rates had been published by Maidstone Borough Council, as this would give the Parish Council a clearer picture of the impact of the precept on residents.

**10. Highways Matters.**

Redwall Lane – It was reported that this was due to be repaired by KCC, and would be closed for five days for the work to be undertaken.

Flint Wall – It was reported that this still had not been repaired. The Clerk confirmed that this had been reported and she would check the status of the report on the KCC website.

***Action: Clerk to progress.***

Linton Crossroads – The Chairman stated that there have been no update on this matter.

**11. Planning Matters.**

a. Applications Received.

22/504191/FULL - Unit 4A 4C And 4D Wares Farm Redwall Lane Linton  
Creation of 2 no. 250m<sup>2</sup> and 2 m deep ponds.

22/504870/FULL - Ranters Linton Hill Linton Maidstone Kent ME17 4AU  
Proposed insertion of 1no. rear dormer.

**MBC Applications Decisions**

22/504210/PNEXT

Long View Heath Road Linton Maidstone Kent ME17 4HT

Prior notification for a proposed single storey rear extension which: A) Extends by 5.00 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.00 metres from the natural ground level. C) Has a height of 3.00 metres at the eaves from the natural ground level.

Application Refused

The Council hereby REFUSES this application for the above for the following Reason(s):

(1) The proposal does not comply with the criteria under Schedule 2, Part 1, Class A (j) (iii) of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended), such that the rear extension would extend beyond an original side wall of the dwellinghouse and have a width greater than half the width of the original dwellinghouse and there are discrepancies between the application form and submitted

plans such that those plans submitted indicate an extension which would extend 6m beyond the rear elevation of the original wall of the dwellinghouse whereas the description states 5m, such that the proposal fails to comply with the requirements of condition A.4 (3) of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal would therefore require planning permission

22/503816/FULL

Stilebridge Kennels Stilebridge Lane Linton Maidstone Kent ME17 4DE

Section 73 - Application for Minor Material Amendment to approved plans condition 2 (to amend drainage strategy) pursuant to 21/504880/FULL (Demolition all existing kennels and cattery buildings and erection of 4 dwellings).

Application Permitted

22/502456/FULL

4 Stone Cottages Linton Hill Linton Maidstone Kent ME17 4AR

Erection of a single storey side link to existing garage extension, single storey rear and first floor rear extension including changes to garage fenestration.

Application Withdrawn

21/504236/FULL

Burford Farm Redwall Lane Linton Maidstone Kent ME17 4BD

Redevelopment of buildings on site (including Grain Store, Implement Store, Granary and Threshing Barn) and erection of 6(no) dwellings including associated works and parking.

Decided

Application Refused

The Council hereby REFUSES Planning Permission for the above for the following Reason(s):

(1) The erection of the plot 1 dwelling on the site of the demolished Implement Store breaches policy SS1 of the Maidstone Borough Local Plan 2017 as it represents an unsustainable development in a location that would require future occupants of the dwelling to be highly reliant on the use of private vehicles for their daily needs.

(2) The proposed replacement dwellings on plots 2 and 3 represent substantial reconstruction of the Granary/Wagon Lodge and Threshing Barn which results in "less than substantial" harm to non-designated heritage assets. The proposed scheme for rebuilding is of poor design relative to the character and appearance of those heritage assets within an historic rural farmstead and therefore their loss has not been sufficiently outweighed by any public benefit. The design of the proposal is also harmful to the character and appearance of the countryside. The proposal is contrary to policies SP17, DM1, DM4, DM30 and DM31 of the Maidstone Borough Local Plan 2017.

(3) The proposed new dwellings in Plots 4, 5 and 6 would cause unacceptable harm to the character and appearance of the countryside due to an appearance, form, layout and enlarged residential curtilages in this rural location that is also out of keeping with the historic farmstead setting. The proposal is contrary to policies SP17, DM1 and DM30 of the Maidstone Borough Local Plan. That harm is not outweighed by the Prior Approval to convert the Grain Store into 3 dwellings.

Other Planning Matters

The Chairman spoke regarding the Medical Centre and stated that this was due to be opened on 28<sup>th</sup> November, however the conditions of planning had not been met prior to the opening.

He stated that the conditions of planning were quite clear and the Medical Centre should not be opened without a safe crossing point.

This was discussed in detail by Members, and it was agreed that the Parish Council would write to Maidstone Borough Council to seek in enforcement action.

**Action: Clerk to action.**

**12. Tree Warden.**

The Chairman spoke regarding the position of Tree Warden for the Parish Pouncil and stated there a potential replacement had been found, however, he would establish the current situation before this was progressed.

**13. Member Reports.**

a. Parish Allotments.

Cllr Urquhart reported on the progress of the allotments. She stated that a tidy up had been carried out recently and the bonfire held.

She reported that rents were due by the end of November and there was half a plot still available.

Cllr Patterson reported issues with the footpath at the allotments due to heavy rain, he stated that the manhole cover had lifted. This was discussed and it was agreed that Cllr Urquhart would follow this up with the developer.

**Action: Cllr Urquhart to progress.**

b. KALC.

No matters were raised.

c. Playground.

The Chairman confirmed that a third quote would be sought for the maintenance of the play area.

d. Parish Website.

No matters were reported.

e. Speed Watch.

No matters were reported.

f. Neighbourhood Watch.

No matters were reported.

g. Linton Village Hall.

Cllr Cresswell updated members on the current situation with the Village Hall.

He stated that he had spoken to the Chair of the Management Committee regarding the roof potential options were being explored.

h. Litter Pick

Cllr Richer reported that the next litter pick was scheduled for 3<sup>rd</sup> December.

14. Other matters and future agenda items.

- 2023/24 Budget.

15. Date of the next Meeting.

9<sup>th</sup> January 2023

The Chairman thanked all members for attending the meeting.  
There being no further business to discuss, the meeting was closed to the press and public at 8.30pm.

Signed \_\_\_\_\_

(Chairman)

Date \_\_\_\_\_