

Linton Parish Council
The Minutes of the Meeting of Linton Parish Council held in Linton Village Hall
on Monday 12th January 2026 at 7.30pm

Councillors present: Bernard Cresswell
Patricia Burden
Patrick Gerrish
Peter Paterson
Caroline Richer

Also present: Mrs. Sherrie Babington (Parish Clerk), MBC Ward Councillors Clarke and Wales.

The meeting was chaired by Cllr Cresswell.

1. **Apologies.**

Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 85(1) of the Local Government Act 1972. The members present must decide whether the reason(s) for a member's absence shall be accepted.

Apologies were received and accepted from:

- Cllr DiMarco (personal)

2. **Declarations of Interest.**

To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers.

No declarations of interest were made.

To consider any Dispensation requests received by the Parish Clerk and not previously considered.

No dispensations were considered.

3. **Parish Councillor Vacancy.**

No applications had been received for the councillor vacancy.

4. **Minutes of the Previous Meeting.**

The Minutes of the Parish Council Meeting held on 3rd November 2025 were circulated and approved as a true record.

Proposed by Cllr Gerrish, seconded by Cllr Paterson.

Signed and dated by the Chairman of the meeting.

5. **Matters Arising.**

There were no matters arising that were not already included elsewhere on the agenda.

6. **Public Participation.**

No members of the public were present.

7. Clerk's Report & Correspondence.

The Clerk confirmed there were no additional items outside matters already circulated to members.

8. Adoption of BT Phone Box.

Members were asked to formally consider the adoption of the BT kiosk located at the Village Hall under the Adopt a Kiosk scheme, following confirmation from BT that the kiosk is eligible for transfer.

Members noted that the adoption cost was £1.00.

RESOLVED:

- That the Parish Council agree to adopt the BT kiosk
- That payment of the £1.00 adoption fee be authorised
- That the Clerk be authorised to sign the legal agreement on behalf of the Parish Council

9. Local Government Reorganisation / Community Governance Review.

Members were updated on Local Government Reorganisation and the Maidstone Community Governance Review.

10. KCC & MBC Ward Councillor Reports.

Ward Councillors Wales and Clarke provided updates on current borough matters.

Members were advised of ongoing and forthcoming highway works affecting the wider area, in particular regarding the continuing disruption caused by road closures and temporary traffic management. Members expressed frustration regarding the standard of diversion signage, noting that signs had been unclear, poorly positioned, or moved, leading to confusion for motorists and residents. Members commented that similar issues had arisen previously and that lessons did not appear to have been learned.

Ward Councillors acknowledged the concerns raised and advised that these matters would be reported back to Kent County Council Highways, with particular emphasis on the need for clearer signage, better communication and improved management of traffic flows during works.

Members were updated on current transport and infrastructure matters, including delays in progressing elements of the Loose Valley transport strategy due to staffing changes. It was confirmed that consultation on this element was now expected to take place later in the year.

Ward Councillors also provided updates on current planning matters affecting the parish and surrounding area.

Members thanked the Ward Councillors for their continued support and representation on parish matters.

11. Financial Matters.

a. Financial Statement.

The Financial Statement was circulated and approved.

Proposed by Cllr Gerrish, seconded by Cllr Paterson and agreed by all present.

This was agreed by all present.

b. 2026/2027 Budget.

Members were asked to consider the 2025/26 Budget and Precept.

The Clerk presented the draft budget proposals with four budget options for members consideration.

Members noted that reserves stood at approximately £32,000 and agreed that reliance on reserves to balance the annual budget was not best practice.

Members discussed the impact of a 15% precept increase, raising a precept of £26642, equating to approximately £11.76 per annum for a Band D property.

RESOLVED:

- That a 15% precept increase be approved for 2025/26
- That the Clerk be authorised to submit the precept request to Maidstone Borough Council.

12. Highways Matters and PROW.

Members discussed highway related matters.

- Damaged and missing signage at the Church Car Park
- Damaged lighting column in car park
- General highway safety concerns

Action: Clerk to report outstanding matters to the relevant authorities.

13. Planning Matters.

a. Planning Applications.

25/504409/FULL - The Bull Inn Linton Hill Linton Kent ME17 4AW

Demolition of existing lean to rear extension. Formation of new first floor door opening in rear gable. Installation of new external metal escape staircase. Internal alterations to facilitate new staircase.

25/504410/LBC - The Bull Inn Linton Hill Linton Kent ME17 4AW

Listed Building Consent for the demolition of existing lean to rear extension. Formation of new first floor door opening in rear gable. Installation of new external metal escape staircase. Internal alterations to facilitate new staircase.

25/504432/FULL - 26 Cornwallis Avenue Linton Kent ME17 4BW

Demolition of existing store and erection of a two-storey side extension.

25/504886/FULL - 6 Wheelers Lane Linton Kent ME17 4BL

Demolition of existing conservatory with erection of a replacement single storey rear extension, and upgrades to existing side carport. Alterations to landscaping.

b. Planning Decisions

25/504432/FULL

26 Cornwallis Avenue Linton Kent ME17 4BW

Demolition of existing store and erection of a two-storey side extension.

Application Permitted

25/504409/FULL

The Bull Inn Linton Hill Linton Kent ME17 4AW

Demolition of existing lean to rear extension. Formation of new first floor door opening in rear gable.

Installation of new external metal escape staircase.

Application Refused

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

(1)The application has not demonstrated that the proposed development would not result in a loss of significant historic fabric; plus, the visual arrangement of the new door opening

on the rear elevation, immediately adjacent to the existing window, in close proximity to the eaves and rising up above the valley junction, would appear cramped, cluttered and incongruous, which would be detrimental to the historic character and appearance of the Grade II listed building and would thereby diminish the positive contribution that it makes to the character of the Linton Conservation Area, which in turn would impact detrimentally on views within and into the conservation area, causing harm to its significance. The level of harm is considered to be less than substantial and there are not considered to be any public benefits which outweigh the harm. To grant planning permission would therefore be contrary to policies LPRSP14(B) and LPRENV1 of the Maidstone Borough Local Plan Review 2021-2038 and national planning policy set out in The National Planning Policy Framework (December 2024).

(2)The proposed external staircase would be an unneighbourly form of development, detrimental to the residential amenities of occupiers of Forge Cottage and their reasonable enjoyment of their property, in that it would provide an elevated platform which would enable overlooking of the most private amenity area of Forge Cottage and result in an unacceptable feeling of being overlooked. To permit the proposal would therefore, be contrary to Policy LPRSP15 of the Maidstone Borough Local Plan Review 2024 and national planning policy contained in The National Planning Policy Framework (December 2024).

25/504410/LBC

The Bull Inn Linton Hill Linton Kent ME17 4AW

Listed Building Consent for demolition of existing lean-to rear extension. Formation of new first floor door opening in rear gable. Installation of new external metal escape staircase. Internal alterations to facilitate new staircase.

Application Refused

The Council hereby REFUSES listed building consent for the above for the following Reason(s):

(1)The application has not demonstrated that the proposed works would not result in a loss of significant historic fabric and/or harm to the plan form of the grade II listed building, plus the visual arrangement of the new door opening on the rear elevation, immediately adjacent to the existing window, in close proximity to the eaves and rising up above the valley junction, would appear cramped, cluttered and incongruous. The level of harm is considered to be less than substantial and there are not considered to be any public benefits which outweigh the harm. To permit the works would therefore be contrary to policies LPRSP14(B) and LPRENV1 of the Maidstone Borough Local Plan Review 2021 2038 and national planning policy set out in The National Planning Policy Framework (December 2024)

25/504290/PNQCLA

Burford Farm Redwall Lane Linton Kent ME17 4BD

Prior notification for the change of use of existing agricultural buildings (The Hay Barn) and (The Shed) and any land within its curtilage from agricultural to six residential dwellings. For its prior approval to: Transport and Highways impact of the development. Noise impacts of the development. Contamination risks on the site. Flooding risks on the site. Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). Design and external appearance impacts on the building. Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Prior Approval Refused

The Council hereby REFUSES Prior Approval for the above for the following Reason(s):

(1)The submission confirms that the site was part of an established agricultural unit on 24

July 2023; and that the site ceased to be part of an established agricultural unit after 24 July 2023. The site has not been part of established agricultural unit for period of at least 10yrs before the date development under Class Q begins. The development would not therefore, accord with the limitations set out in Schedule 2, Part 3, Class Q.1(b)(i) and (ii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

(2)The internal floor area of the proposed dwelling in The Shed fails to accord with the Government's nationally described space standard issued by the Department for Communities and Local Government (2015 as read with notes dated 19th May 2016). The development would not therefore accord with the limitations set out in Schedule 2, Part 3, Class Q.1(o) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

25/504132/LAWPRO

Cuckoo Field House Linton Park Linton Kent ME17 4AN

Lawful Development Certificate for the proposed erection of a single storey rear extension
Application Refused

The Council hereby REFUSES to grant your certificate dated 09.10.2025 for a certificate of lawful use or development for operations or matters described above in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

The grounds for refusal are:

(1)The proposal would not meet the criteria of paragraph (j)(iii) of Class A, Part 1, Schedule 2 of the Town, and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the enlarged part of the dwellinghouse would extend beyond two walls forming side elevations of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. Planning permission is therefore, required and the Lawful Development Certificate is refused

c. Other Planning Matters.

Members discussed the application for Five Oak Stables, due to be considered by Planning Committee later that week and reiterated that their key concern was securing robust and enforceable foul water and sewage disposal conditions, noting historic failures and enforcement limitations due to the absence of suitable conditions.

Cllr Clarke advised that the draft Committee report and noted that the recommended drainage conditions were stronger than might be secured at appeal, in particular conditions 8 and 9, and noted that these now required submission and approval of a detailed site development scheme including foul and surface water drainage arrangements, treatment systems, discharge locations and further treatment where required.

Members noted that these conditions appeared stronger and more comprehensive than might be secured at appeal, and reflected the concerns raised by the Parish Council and ward members through previous discussions with planning officers. It therefore agreed that the current officer recommendation represented an important opportunity to secure appropriate safeguards through the planning process.

Members further discussed the risk of late amendments at Committee and agreed that the Parish Council should seek to protect the officer recommendation and drainage conditions by requesting that the application be treated as a starred item, ensuring that the recommendation and conditions are presented to Committee unchanged.

RESOLVED:

That action be taken to ensure that the recommended drainage conditions are protected from amendment at Planning Committee.

Action: Clerk to write to the Chairman of the Planning Committee requesting that application 25/502383/FULL be treated as a starred item, noting the importance of conditions 8 and 9 remaining as drafted.

14. Other Reports.a. Allotments:

Members received an update from Cllr Gerrish on the allotments.

b. KALC:

No updates were received.

c. Playground:

Members were asked to consider correspondence relating to Strategically Important Play Areas (SIPA).

Members noted the offer of a grant of up to £5,000, to be used by 31 March 2028.

RESOLVED:

That the £5,000 grant be accepted for the 2026/27 financial year.

Members agreed to look into new picnic benches for the play area.

Action: Clerk to circulate options for members consideration.

2026 Maintenance

Members approved the quotation from Landscape Services for the 2026 maintenance subject to clarification regarding the perimeter cutting.

RESOLVED:

To accept the 2026 quotation from Landscape Services.

d. Website:

Members discussed website matters and data protection. Updates to continue via the Clerk.

e. Speed Watch:

Cllr Gerrish reported that the Speed Watch was inactive while the equipment is serviced.

Cllr Paterson spoke regarding having a mobile speed monitor on Linton Hill and stated that he would investigate the cost and possible sponsorship.

A discussion took place and Cllr Gerrish stated that he would circulate details of the types of speed indicator devices that would be accepted by KCC Highways for use on Linton Hill.

Action: Cllrs Paterson and Gerrish to progress.

f. Neighbourhood Watch:

No matters were reported.

g. Linton Village Hall:

Cllr Burden reported on the Village Hall.

h. Parish Newsletter:

Members discussed the Parish Newsletter and agreed it should be reviewed at a future meeting, including consideration of an annual report format.

i. Parish Litter Pick:

Members received an update regarding the Parish Litter Pick and noted the next event scheduled for 7 March 2026.

15. Other Matters and Items for the Next Agenda.

Cllr Cresswell reported that the PC Community Award had been presented to Alan Firmin Limited as agreed at a previous PC meeting.

16. Date of Next Meeting.

The next meeting to be held on Monday 2nd February 2026 at 7.30pm in Linton Village Hall.

There being no further business, the meeting closed at 9.22 pm.

Signed: _____

(Chairman)

Date: _____