

Linton Parish Council
The Minutes of the Meeting of Linton Parish Council
held in Linton Village Hall on 13th March 2023 at 7:30PM.

*Councillor's present: Patricia Burden
Bernard Cresswell
Patrick Gerrish
Caroline Richer
Peter Paterson*

Also: Parish Clerk, Sherrie Babington and KCC and members of the public.

The meeting was chaired by Cllr Cresswell.

1. Apologies.

Apologies were received from Cllr Urquhart (work commitments).

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 Paterson as a true record, seconded by Cllr Gerrish 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.

The Clerk confirmed that the Highways Improvement Plan had been submitted to KCC and neighbouring Parish Councils had been contacted for their support.

Redwall Lane - Cllr Paterson reported that the new surfacing in Redwall Lane was cracking. The Clerk was asked to contact KCC regarding this matter and seek a site meeting to discuss this, as it was not fit for purpose.

Action: Clerk to progress.

Chicken Farm application comments – Action for Cllr Urquhart.

The Chairman informed the meeting that a planning application for the wooded land at Mullion Place had been withdrawn, there was a covenant on the land stating that nothing should be over 3m high. He stated that if the application was resubmitted this is something the the PC should consider.

5. Public Participation.

A resident attended the meeting to raise concerns regarding the following:

- Potholes on the B2163 at Linton Hill/Boughton Monchelsea.
- Poly tunnels still in place at Clockhouse.

The Chairman confirmed that the PC was awaiting a proposal from Clockhouse regarding the screening for the poly tunnels.

6. Parish Councillor Vacancies.

No applications to consider.

7. Clerks Report and Correspondence.

The Clerks Report and correspondence were noted by members.

'Love Where you Live' - Applications for Funding open

Maidstone Borough Council is encouraging community groups to apply for a grant of between £500 and £5,000 for projects that improve their local environment as part of a new 'Love Where you Live' initiative.

Love Where You Live aims to support small-scale environmental projects that encourage a sense of civic pride across communities; meeting a desire not only to live in a clean and attractive place but also to actively contribute to transforming, enhancing and maintaining those spaces for both the community and local biodiversity. We want to encourage individuals and organisations to work in partnership within neighbourhoods to raise awareness and educate others around wider environmental and sustainability issues.

Applications are welcome from any non-profit making constituted group. Applications from schools will also be considered, but the funding must be used for community-based projects. If you are not a constituted group you may wish to ask a Parish Council or local 'Friends Of' group to apply on your behalf. To apply you must have a bank or building society account in the name of the group. Each group can apply for grants of between £500 and £5000 for an individual project. Outstanding projects may be awarded more if they significantly improve the local environment and benefit the local community.

The closing date for applications is Friday 31st March. For more information and to apply click here: [Grants and funding for groups | Maidstone Borough Council](#)

To discuss any aspect of the Love Where You Live grant scheme or the Rural England Prosperity Fund, please contact us at VCSLiaison@Maidstone.gov.uk."

8. MBC and KCC Councillors Reports.

KCC Councillor Webb gave his apologies to the meeting.

9. Financial Matters.

a. Financial Statement.

The financial statement was circulated and approved by members.

An additional cheque for £17.50 for the litter pick was approved. Cheque number 2371.

10. Highways Matters.

Cllr Paterson stated that a camera had been put up on Linton Hill and he asked what this was for.

Action: Clerk to try to establish the purpose for the camera.

11. Planning Matters.

a. Applications Received.

23/500189/FULL - Five Oak Stables Stilebridge Lane Linton Kent ME17 4DE

Change of use and conversion of an existing stable block comprising of 13no. loose boxes, office, separate wc and kitchen/rest area to 3no. three-bedroom holiday lets, including erection of a single storey infill extension under existing roof overhang. Change of use and conversion of existing single stable and storage to 1no. one bedroom holiday let, including erection of a single storey side extension.

b. Decisions and appeals.

22/505862/FULL

Stone Cottage Linton Hill Linton Maidstone Kent ME17 4AS

Two storey side extension with front skylights and dormer windows to rear and construction of swimming pool in garden.

Application Refused

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

(1) Due to its scale, height, positioning, design and materials, the proposed extension would be a poorly designed, obtrusive, dominant and visually incongruous addition that would fail to respect or respond positively to its context. Instead, it would cause harm to the character, form and appearance of the host dwelling, the symmetry of the semi-detached pair of which Stone Cottage forms one half, the character, appearance and rhythm of spacing of the rural village street-scene within which the property is set, and the character and appearance, and therefore the significance, of the Linton Conservation Area, a designated heritage asset. The level of harm to the significance of the conservation area is judged as less than substantial. No public benefits have been identified that outweigh that harm, nor any other material considerations that justify approval. To grant planning permission for the proposed extension would therefore be contrary to Policies SP17, SP18, DM1, DM4, DM30 and DM32 of the Maidstone Borough Local Plan 2017, the adopted Linton Conservation Area Appraisal and Linton Conservation Area Management Plan, the design guidance contained in the Council's adopted Residential Extensions SPD, in particular paragraphs 5.11, 5.12, 5.15, 5.16, 5.17 and 5.18 and pages 41 and 47, and the central government planning policy contained in The National Planning Policy Framework (2021).

22/505771/LBC

Court Lodge Vanity Lane Linton Kent ME17 4BP

Listed Building Consent for insertion of bi-fold doors to side elevation, insertion of new doorway to rear garden wall, and internal alterations including removal of modern partitions, and creation of en suite shower room and dressing room to first floor

Application Permitted

22/505495/LBC

Linton Park Heath Road Linton Kent ME17 4AB

Listed Building Consent for internal alterations associated with the conversion of Linton Park and grounds (including ancillary outbuildings) from office use to a single residential dwelling.

Application Permitted

22/505494/FULL

Linton Park Heath Road Linton Kent ME17 4AB

Change of use of Linton Park and grounds (including ancillary outbuildings) from office use to a single dwelling house with associated internal alterations.

Application Permitted

19/500200/FULL

Little Paddocks Stilebridge Lane Linton Kent ME17 4DE

Retrospective application for a change of use of land to be used as a gypsy/traveller caravan site consisting of one pitch.

Application Permitted

Notification of Appeal Lodged with the Planning Inspectorate

Our reference 21/504236/FULL

PINS reference: APP/U2235/W/22/3312659

Proposal: 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.

Location: Burford Farm Redwall Lane Linton

The Council has been asked to give notice of the appeal to owners and occupiers of properties near the site as well as other interested parties. Any comments and/or representations received in relation to this application have already been forwarded to the Planning Inspectorate and will be considered by the Inspector when deciding the appeal. If you wish to add to modify or withdraw your previous representations then you can do so by contacting the Planning Inspectorate by email to: Ve.rt@planninginspectorate.gov.uk or in writing to Room 3F, Temple Quay House, 2 The Square, Bristol, BS1 6PN, quoting reference(s) APP/U2235/W/22/3312659.

Please note you must do this by 10 March 2023.

c. Other Planning Matters.

MAIDSTONE BOROUGH GYPSY, TRAVELLER AND TRAVELLING SHOW PEOPLE DEVELOPMENT PLAN DOCUMENT CONSULTATION AND CALL FOR SITES

Maidstone Borough Council has published the Regulation 18 version of its Gypsy, Traveller and Travelling Show people Development Plan Document, which will consider the scope and key issues that the DPD will need to address.

It covers:

- Identifying 'need'
- Methods for identifying and assessing potential development sites.
- Scope of strategic, thematic, and detailed policies
- Methods for monitoring and review

Alongside this, the Council is seeking to identify potential sites which could be suitable for future Gypsy, Traveller & Travelling Show people accommodation development through a targeted Call for Sites exercise. The exercise enables you to nominate land for this purpose. Sites should be submitted using the dedicated downloadable submission form. This is an open request for information about land and sites which may have development potential for Gypsy, Traveller, and Travelling Show people accommodation in the future. It is particularly aimed at landowners, developers and their agents but

it is open to anyone to submit a site. A key provision is that the person submitting the site can confirm that the landowner is willing to make the land available for development should it prove suitable.

Importantly, submitting a site through the Call for Sites does not mean that it will prove suitable for inclusion in the Gypsy, Traveller and Travelling Show people DPD or that it will get planning permission in the future. The Call for Sites' important purpose is to give the council a starting list of candidate sites to consider.

Sites submitted during the previous 2019 or 2022 Call for Sites exercises do not need to be resubmitted.

How to view the documents: During the consultation period the Gypsy, Traveller and Travelling Show people DPD; Call for Sites submission guidance; and Call for Sites submission forms will be available on the Council's webpage at: <https://localplan.maidstone.gov.uk/home/gypsy-traveller-development-plan-document>

It is also available for public inspection at all libraries in Maidstone Borough during normal opening hours.

There is a seven-week period during which time representations may be made and sites may be submitted. Only representations received within this period, which runs **from 9.30am on 28 February 2023 to 5.00pm on 17th April 2023**, will be considered. Where possible, please respond in writing using the standard representation form (including electronically).

Further details are available on the Gypsy, Traveller and Travelling Show people webpage of the Council's website, as above. If you have any queries or are seeking assistance, please email ldf@maidstone.gov.uk or telephone 01622 602000.

Members discussed Stilebridge Lane and the agreed that there was no strategy for the management of these.

12. Member Reports.

a. Parish Allotments.

No matters were raised.

b. KALC.

No matters were raised.

c. Playground.

Third quote to be sought for the maintenance of the play area.

Work on the hedges had not been completed to a satisfactory standard, the clerk was asked to raise this with the contractor.

Action: Clerk to action.

Playground inspections – it was agreed to maintain a monthly inspection feather that a bi-monthly.

Action: Clerk to liaise with Contractor.

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 Burden reported on the village hall, she stated that the Management Committee was still considering whether a survey should be undertaken.

David Sendles, Management Committee Chairman spoke regarding the hall and its future.
A general discussion then took place.

The PC noted the correspondence received from DHA Planning regarding the Village Hall.

h. Litter Pick

Cllr Richer reported on the litter pick that took place on 3rd March. She confirmed that both ISS and Berry Gardens were now taking part.

13. Annual Meeting of the Parish.

Tuesday 16th May 2023.

14. Other matters and future agenda items.

Cllr Paterson spoke regarding the sale of Linton Park in the parish, it was agreed that a letter of thanks should be sent on behalf of the Parish Council.

Action: Clerk to action.

15. Date of the next Meeting.

3rd April 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 9.15pm.

Signed_____

(Chairman)

Date_____