

Linton Parish Council
The Minutes of the Meeting of Linton Parish Council held in Linton Village Hall
on Monday 9th March 2026 at 7.30pm

Councillors present: Bernard Cresswell
Patrick Gerrish
Peter Paterson
Caroline Richer

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

The meeting was chaired by Cllr Gerrish until the arrival of the Chairman, Cresswell at 8.10pm.

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)
- Cllr Burden (holiday)
- Cllr Cresswell (arrived late to the meeting)

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 12th January 2026 were circulated and approved as a true record.

Proposed by Cllr Paterson, seconded by Cllr Richer.

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 reported was noted.

Road Safety & Active Travel Group (RSATG) Seminar

The Road Safety & Active Travel Group (RSATG) at Kent County Council (KCC), is hosting its first dedicated RSATG Seminar and we would be delighted for you to join us at one of the two sessions. This has been designed to bring together Parish and Town Councils, County Members, Kent Association of Local Councils (KALC), Kent Police, your Community Engagement/ Highway Improvement Plan (HIP) representatives and the wider Road Safety & Active Travel Group.

The seminar will be held across two dates/venues to allow as many of you to attend as possible and the details of each can be found below:

Tuesday 21 April 2026 (09.00am–13.00pm) – Lecture Theatre, Sessions House, County Hall, Maidstone, ME14 1XQ. Parking is available across from Sessions House in the Maidstone East train station car park or a short walk away in Maidstone Town Centre. Alternatively, Sessions House is a one-minute walk from Maidstone East train station and approximately 10m from Maidstone Barracks train station.

Thursday 30 April 2026 (09.00am–13.00pm) – The Glass Room, Betteshanger Park, Sandwich Road, Deal, CT14 0BF.

8. Local Government Reorganisation / Community Governance Review.

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

9. KCC & MBC Ward Councillor Reports.

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

Section 106 funding – Cllr Clarke reported that approximately £2 million of developer contributions may potentially remain unspent and discussion took place regarding whether any unspent funding might potentially support improvements at Linton Crossroads. It was noted that although Kent County Council had previously suggested alternative locations for the reallocation of such monies, there remained an argument that Linton Crossroads continued to experience impacts linked to wider strategic traffic movements and therefore should remain under consideration.

Members also received an update regarding permitted development rights, particularly the conversion of office space into poor quality housing without full planning scrutiny. It was reported that there was cross-party support for wider protection of identified office sites within the borough which, although not directly within Linton, could have indirect impacts on surrounding roads and infrastructure if lost to inappropriate residential conversion.

Members thanked the Ward Councillor Clarke for his continued support and representation on parish matters.

10. Financial Matters.

a. Financial Statement.

Members considered the current financial position to date.

Members also considered additional expenditure relating to refreshments for the recent litter pick event in the sum of £61.35. This was agreed.

Resolved:

- That the financial statement be approved.
- That expenditure of **£61.35** for litter pick refreshments be approved.

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

11. Highways Matters and PROW.

Members discussed highways matters, including speeding concerns, road conditions and parking issues within the parish.

It was noted that the Parish Council does not currently have an up-to-date Highways Improvement Plan (HIP) in place, which limits the ability to progress highway-related requests with Kent County Council.

Members agreed that the submission of a new HIP should be treated as a priority.

Speed Indicator Device (SID)

Members discussed the potential installation of a Speed Indicator Device within the village.

Resolved:

- That the provision of a Speed Indicator Device be included as the primary priority within the HIP.
- That options for both fixed and mobile units be explored.

Additional Highways Issues

Members also identified the following concerns:

- Parking and verge damage on Wheeler's Lane
- Verge parking on the lower section of Linton Hill
- Worn road markings in various locations

Resolved:

That worn road markings be reported separately via the highways reporting system.

Action: Clerk to report road marking.

Cllr Cresswell arrived at the meeting and took the Chair at 8.10pm.

12. Planning Matters.a. Planning Applications.

25/504089/HYBRID - Greensand Health Centre Heath Road Linton Kent ME17 4NU

Section 73 - Application to vary 25/502236/FULL for minor material amendment to approved plans condition 3 (to remove the zebra crossing plan), variation of condition 18 (to allow the drainage strategy to be approved for each phase rather than for the whole site, including the details for phases 1, 2, and 3), and variation of condition 31 (to remove the requirement for 2 interactive speed signs on Heath Road) pursuant to 23/505091/HYBRID (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 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 52 no. 100% affordable retirement bungalows (all matters, except for access, to be reserved for future determination) with related off-site s278 highway works to Heath Road).

It was reported that the position regarding the hybrid planning application previously considered by the Council had now been clarified and that the Parish Council's objection had been formally withdrawn.

The Clerk had contacted the Planning Officer to confirm this.

b. Planning Decisions

25/505251/FULL

The Almshouses Linton Hill Linton Kent ME17 4AW
Installation of ramped access in rear garden and handrails.
Application Permitted

25/505170/LAWPRO

Cuckoo Field House Linton Park Linton Kent ME17 4AN
Lawful Development Certificate for proposed single storey rear extensions.
Application Permitted

25/501931/SUB

Land Adjacent to Greensand Health Centre Heath Road Linton Kent ME17 4NU
Submission of details to partially discharge condition 12 (Finished Floor Levels), condition 13 (Construction Method Statement), condition 14 (Construction Environmental Management Plan), and condition 19 (Waste Management Plan) for the access road and care home only in relation to planning permission 25/502236/FULL.
Application Permitted

c. Other Planning Matters.

Members also discussed the land south of Mullion, where concerns had previously been raised regarding activity and clearance works. It was noted that additional branches and vegetation appeared to have been moved or cleared, although it was not yet clear whether this represented further activity of concern or simply tidying / clearance.

Members agreed that the site should continue to be monitored.

13. Other Reports.

a. Allotments:

Members received an update from Cllr Gerrish on the allotments.

It was reported that all plots are now allocated. One plot has become vacant following a Notice to Quit, with no response received. Other plots subject to previous correspondence will continue to be monitored in line with the Council's procedures.

b. KALC:

No updates were received.

c. Playground:

Members considered the opportunity to use grant funding for enhancements to the play area. Quotations had been obtained for octagonal picnic benches. It was reported that:

- Bench cost was approximately £695 plus VAT each
- Fixings were approximately £100 plus VAT each
- Delivery was free
- Overall cost per bench would therefore be just under £800 plus VAT

It was noted that the available grant was up to £5,000, based on actual expenditure rather than a flat award.

Members discussed the layout of the play area and the likely most suitable siting for benches.

There was also discussion as to whether other enhancements should be considered alongside benches, particularly something more suitable for older children, as much of the current equipment caters for younger age groups. Members agreed that a site visit in daylight would be beneficial in order to consider the space more fully and decide whether to include any additional item of play equipment within the grant proposal.

Resolved:

- That three picnic benches remain the preferred initial proposal.
- That a site visit be arranged to consider positioning and any additional enhancement for older children before finalising the grant expenditure.

It was noted that the alleyway from Cornwallis Ave to the play area was impassable due to overgrown vegetation.

Action: Clerk to report to Golding Homes.

d. Website:

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

e. Speed Watch:

Discussion took place under Highways. No additional report was received.

f. Neighbourhood Watch:

No matters were reported.

g. Linton Village Hall:

No matters were reported.

h. Parish Newsletter:

Members reviewed the position in relation to the Parish Newsletter. It was acknowledged that despite previous intentions to develop the newsletter further, it had not become established in the way originally hoped and there had been limited engagement. It was also noted that producing and printing newsletters incurs cost and requires regular content that had not materialised.

Following discussion, Members agreed that the newsletter should not continue in its previous form and that the Parish Council should instead produce a single Annual Report, which could be printed and distributed.

Resolved:

- That the Parish Newsletter be discontinued.
- That the Council instead produce an Annual Report.

Members discussed the poor state of updating of the parish noticeboards and agreed that these should now become a key communication tool, particularly given the discontinuation of the newsletter.

It was agreed that the noticeboards should be updated.

Action: Cllr Gerrish to update.

i. Parish Litter Pick:

Cllr Richer reported that the recent parish litter pick had taken place successfully and that younger residents had also joined in.

Concern was raised about the ongoing volume of litter in and around the parish, including significant quantities of nitrous oxide canisters found in the church car park, playground area and along verges.

Members discussed whether local businesses could be asked to place signs at their entrances encouraging staff and drivers to take litter home and not discard rubbish locally.

14. Other Matters and Items for the Next Agenda.

Cllr Cresswell updated members on the progress on the project to digitise historic parish records and photographs. It was reported that:

- Approximately 150 photographs were available for scanning and digitisation.
- Previous quotation for digitising minutes and records was around £1,500, with photographs adding only a modest additional cost.
- Some possible outside contributions had been identified, but there may still be a shortfall.

The Clerk reminded members that the Parish held Cil funding which could potentially be used where the project clearly benefited the local community. The intention of the project was to preserve local history, make records accessible to the local community and therefore would benefit the parish.

Resolved: Cllr Cresswell to progress with the project.

15. Date of Next Meeting.

The next meeting to be held on Monday 13th April 2026 at 7.30pm in Linton Village Hall.

There being no further business, the meeting closed at 9.08 pm.

Signed: _____
(Chairman)

Date: _____