Linton Parish Council

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

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

Also present: Mrs. Sherrie Babington (Parish Clerk), MBC Ward Councillors Brain Clark and Simon Wales and two members of the public.

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 from:

- Cllr Tony DiMarco – Holiday.

Resolved: *That the apologies be accepted.*

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 7th September 2026 were circulated and approved as a true record.

Proposed by Cllr Gerrish
Seconded by Cllr Burden.

Resolved:
That the Minutes be approved as a true record and signed by the Chairman.

5. Matters Arising.

BT Telephone Kiosk – The Clerk confirmed that the replacement lock had been ordered at a cost of £207.60 including VAT.

Basketball Hoop – Members noted that the basketball hoop had been installed in the position agreed following the September meeting.

Parish Council Email Addresses – Some Members continued to experience difficulties configuring their new .gov.uk email accounts. The Clerk agreed to resend the instructions and Cllr Gerrish offered assistance with setting up the accounts.

Action: Clerk to resend the email account setup instructions. Members to advise the Clerk when their council email accounts are operational, so personal addresses can be removed from the circulation list.

Fly-tipping – The Clerk confirmed that she had followed up the previously reported fly-tipping incident with Maidstone Borough Council and was awaiting a further response.

Speed Awareness Banner – Members discussed the removal of the recently installed speed-awareness banner by KCC following a complaint about visibility.

Action: Cllr Gerrish to follow up with the KCC contact regarding the return of the banner and a suitable relocation.

6. Public Participation.

No members of the public were present.

7. Clerk's Report & Correspondence.

The Clerk referred Members to the information circulated on Maidstone Borough Council's Call for Sites process. The matter was discussed further in the Ward Councillors' report and under Planning Matters.

8. KCC & MBC Ward Councillor Reports.

MBC Ward Councillors Clark and Wales provided an update on the emerging Local Plan and the Call for Sites exercise. Members were advised that the land shown on the published map represented sites put forward by landowners and developers, rather than sites approved for development. The Borough Council would assess the submissions before deciding which, if any, should progress. The importance of the Parish Council and residents remaining engaged in the process was emphasised.

The Ward Councillors advised that the position regarding Local Government Reorganisation remained uncertain following the Government's decision to delay the programme, with further clarification expected. They also reported the loss of the former Joint Transportation Board arrangements as a forum for public scrutiny of KCC highway issues.Changes to planning application call-in arrangements were discussed. The Ward Councillors explained that a referral to the Planning Committee would now require agreement between the Head of Planning and the Chairman of Planning, rather than being available on the previous basis. They confirmed their willingness to assist the Parish Council with policy-based concerns regarding contentious applications.

Members raised the longstanding condition of Redwall Lane, including drainage, raised or deteriorating ironwork and water leakage. The Ward Councillors acknowledged the continuing difficulty in resolving responsibility between KCC and the water companies and undertook to continue raising relevant matters through available channels.

The Ward Councillors also discussed the possibility of seeking highway mitigation and traffic-calming contributions in connection with future development proposals, including matters relating to Linton Crossroads.

Members thanked Councillors Clark and Wales for their attendance and report.

9. Financial Matters.

a. Financial Statement.

Members considered the financial statement.
Members considered the financial statement circulated at the meeting. No queries on the statement were raised.

The Clerk requested approval for a further reimbursement of £82.95 to Cllr Richer for refreshments and equipment purchased for the Parish Litter Pick. Members agreed to the additional payment.

Resolved:
That the financial statement be approved.

Proposed by: Cllr Paterson
Seconded by: Cllr Gerrish
Agreed by all present.

10. Asset Transfer – Linton Village Car Park and Cornwallis Avenue Play Area.

Members considered Maidstone Borough Council's correspondence regarding the potential transfer of freehold ownership of the Linton Village Car Park and Cornwallis Avenue Play Area. An estimated figure of £3,750 was provided by the Borough Council, but clarification was awaited as to whether this related to both parcels of land or to each transfer separately.

The Clerk reminded Members that the Parish Council would also need to meet the cost of appointing its own solicitor. Members discussed possible long-term maintenance liabilities, particularly the condition and future resurfacing of the car park and responsibility for existing infrastructure.

Members agreed that no final decision should be taken until the costs, terms of transfer and potential ongoing liabilities were clarified. The Chairman advised that he would liaise with the PC's solicitors.

Action: Clerk to seek written clarification from Maidstone Borough Council on the cost and terms of transfer. Matter to be brought back for a decision once the full implications are known.

11. Highways Matters and PROW.

To discuss highway related matters.

Vehicle Activated Speed Signs – The Chairman reported that KCC had assessed nine potential locations for mobile Speed Indicator Devices and had not considered any suitable because of visibility and location requirements. Members noted that a fixed installation near the Church car park might be technically possible, but the indicative cost was approximately £8,000–£10,000.

Speed-awareness banner – The issue of the banner and stakes removed by KCC was raised again. Cllr Gerrish agreed to pursue their return and discuss an appropriate position for reinstatement.

Action: Cllr Gerrish to follow up the speed-awareness banner. The Parish Council to continue seeking KCC's response on suitable traffic-calming measures and outstanding highway defects.

12. Planning Matters.

a. Planning Applications.
26/503766/FULL – Cuckoo Field House, Linton Park, Linton, Kent ME17 4AN. Erection of a single-storey rear and side extension and conversion of existing attic and outbuilding spaces. The application was noted; no specific concern was raised in the recorded discussion.

26/503493/FULL – Land at Mullions Place, Linton Hill, Linton, Kent ME17 4AP. Change of use of land to a tree storage yard associated with an arboricultural business, including an access road, concrete slab, fence and gates (resubmission of 25/503670/FULL).

Members discussed the existing objection, which had already been submitted and felt that this was still relevant.

b. Planning Decisions

26/502931/TPOA
Linton Park, Lime Tree Barn Loddington Lane Linton Kent ME17 4AG
Lime trees to remove epidemic growth of trunk causing decay not touching any other part of the tree for longevity of the Trees
Application Permitted

26/502716/SUB
Burford Farm Redwall Lane Linton Kent ME17 4BD
Submission of details pursuant to condition 1 - Landscaping, Subject to 25/503493/AGRIC
Application Permitted

26/502512/SUB
The Almshouses Linton Hill Linton Kent ME17 4AW
Submission of details pursuant to condition 3 (details of materials), subject to application 25/505251/FULL.

25/503685/SUB
Land Adjacent to Greensand Health Centre Heath Road Linton Kent ME17 4NU
Submission of details pursuant to a partial discharge of condition 41 (external lighting) for phase 1a / access road (S38 adoptable highway) only, subject to 25/504089/HYBRID.
Application Permitted

25/503351/FULL
Five Oak Stables Stilebridge Lane Linton Kent ME17 4DE
Extension of approved Gypsy and Traveller site to provide 2no. pitches with each comprising 2no. static mobiles homes and a purpose-built day room (a total of 4no. mobile homes and 2no. day rooms).
Application Permitted

c. Other Planning Matters.

Mo other matters were raised.

13. Other Reports.

a. Allotments:

Cllr Gerrish reported inconsistencies in historic allotment plot measurements and the resulting charges. Members discussed the possibility of reviewing the charging method and future rents but did not agree a new charge at this meeting.

The Clerk explained that the existing tenancy terms required appropriate advance notice of rent changes. Members agreed that the current annual invoices should be issued at the existing rates, accompanied by notification that allotment rents and the method of calculation would be reviewed for the following year.

The Clerk confirmed that she would prepare a report for the November meeting setting out the existing income, relevant costs and water charges. Members noted that the water account remained in credit, although billing and meter readings required checking to establish actual usage and running costs.

Action: Cllr Gerrish to supply the updated plot and tenant list. Clerk to issue invoices at current rates, notify tenants of the forthcoming rent review and present a financial and charging report at the next meeting, including water billing information.

Cllr Gerrish reported that one plot remained insufficiently cultivated despite an earlier warning. Members agreed that a further, more strongly worded warning should be sent. He advised that the allotment gate required only a minor adjustment and would be monitored rather than replaced at present.

Action: Cllr Gerrish to identify the relevant plot for the Clerk to issue a second warning letter and to continue monitoring the allotment gate.

An autumn tidy-up at the allotments was anticipated, with photographs to be taken for parish communications.

b. KALC:
No updates were received.

c. Playground:
Members noted that the new basketball hoop had been installed.

The Clerk confirmed that the documentation would now be submitted to claim the £5,000 grant funding from Maidstone Borough Council following completion of the agreed improvements.

Cllr Gerrish reported that concrete bases beneath the two picnic benches were required to address uneven ground and facilitate safe maintenance. An indicative cost of approximately £1,000 was discussed. He also advised that a replacement pedestrian gate would cost approximately £245 and that the existing posts appeared sound. Members supported proceeding with these works.

Concerns had been received that the surface near the basketball hoop was too soft for a ball to bounce effectively. Members considered a hardstanding or alternative suitable surface. The Clerk advised that safety requirements for a play area would need to be established before any work was agreed.

Action: Clerk to seek a quotation for this work.

d. Website:
No matters were reported.

e. Speed Watch:
No matters were reported.

f. Neighbourhood Watch:
No matters were reported.

g. Linton Village Hall:
Members were also advised of concerns regarding the condition of a historic boundary wall adjacent to the Village Hall. The Trustees were pursuing the matter and had been advised that the wall was currently considered safe, although further repair works were anticipated.

Members expressed support for the Trustees continuing to pursue the matter given the proximity of the wall to areas used by children.

h. Parish Annual Report:
Members discussed the Parish Annual Report.

Members reviewed the draft Parish Annual Report. It was agreed that the report should include the Parish Council's contact telephone number, email address and website details, together with practical information on reporting highways faults.

i. Parish Litter Pick:
Cllr Richer reported that the latest Parish Litter Pick and advised that the next litter pick was anticipated in late November.

14. Other Matters and Items for the Next Agenda.

Mrs Mary Henson – The Chairman informed Members of the recent death of Mrs Mary Henson, who had been an active and valued member of the Linton community. Members expressed their condolences to her family. The Chairman advised that the funeral would take place at the Church on 24th October 2026 at 11.00am.

Remembrance Sunday – Members discussed arrangements for Sunday 8th November 2026. It was agreed that the Parish Council would donate rather than order another wreath. Arrangements for the laying of the wreath and the reading of the Roll of Honour were discussed.

Action: Clerk to include the Remembrance donation in the next financial statement.

15. Date of Next Meeting.

The next meeting of Linton Parish Council will be held on Monday 9th November 2026 at 7.30pm in Linton Village Hall.

There being no further business, the meeting closed at 8.35pm.

Signed: _____
(Chairman)

Date: _____