

Linton Parish Council
The Minutes of the Meeting of Linton Parish Council held in Linton Village Hall
on Monday 2nd February 2026 at 7.30pm

Councillors present: Bernard Cresswell
Patricia Burden
Patrick Gerrish
Caroline Richer

Also present: Mrs. Sherrie Babington (Parish Clerk), MBC Ward Councillor Brain Clarke.

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)
- Cllr Paterson (personal)

Apologies were also received from:

- MBC Cllr Simon Wales

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 Gerrish, 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 that the transfer of the BT telephone box had now been completed.

Members agreed that the immediate priority is to secure the structure to prevent vandalism. Once secured, potential community uses would be explored.

Resolved: Cllr Gerrish to arrange for the cabinet to be secured.

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 Councillor Clarke provided updates on current borough matters.

Cllr Clarke provided a report covering planning policy, housing supply and infrastructure delivery.

He outlined the Government's consultation on revisions to the National Planning Policy Framework, aimed at increasing housing growth. Maidstone Borough Council has lost its five-year housing supply position, largely due to the timing of infrastructure-led garden settlement projects such as Heathlands and Lidsing. This weakens the Council's position at appeal and increases the likelihood of developments being approved despite identified harm.

Discussions took place regarding infrastructure funding and the £15 million Junction Improvement Package reviewed at the Joint Transport Board. He expressed concern regarding the clarity of financial reporting, the level of unspent developer contributions and the reduction in scope of some schemes.

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

10. Financial Matters.**a. Financial Statement.**

The Financial Statement was circulated and approved.

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

This was agreed by all present.

11. Highways Matters and PROW.

Members discussed ongoing pothole issues and blocked drainage outside The Bull, which results in surface water during heavy rainfall. It was agreed that these matters should continue to be reported to Kent County Council Highways.

Action: Clerk to report outstanding matters to KCC.

12. Planning Matters.**a. Planning Applications.**

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.

PC Action: No Objections

b. Planning Decisions

25/504942/SUB

Land South Of Heath Road Linton Maidstone Kent ME17 4NU

Submission of details pursuant to condition 25 (BREEAM Final Certificate) subject to application 18/500618/FULL.

Application Permitted

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.

Application Permitted

25/503670/FULL

Land At Mullions Place Linton Hill Linton Kent ME17 4AP

Change of use of land to tree storage yard in association with Arboriculture business, including construction of access road, concrete slab and security fence and gates.

Application Refused

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

(1) The proposal has failed to demonstrate the suitability of the site for the proposed use in terms of maintaining highway safety and that safe and suitable access and egress arrangements can be achieved for all vehicles, including Heavy Goods Vehicles. Due to the limited size and layout of the site, there is insufficient space to enable HGVs to manoeuvre and exit the site in a forward gear, which would be likely to result in unsafe movements onto the public highway. The proposal would therefore give rise to conditions detrimental to highway safety and the free and safe movement of all highway users. As such, the development is contrary to the policies of the Local Plan Review, particularly policies LPRTRA2, LPRSP15 and LPRCD6, paragraph 116 of the National Planning Policy Framework (2024), and the National Planning Practice Guidance (NPPG).

Members also noted the refusal of the application for change of use to a tree storage yard at Land at Mullions Place.

Concern was expressed that the parish may not have been formally consulted.

Resolved: Clerk to confirm whether consultation was undertaken

25/502383/FULL

Five Oak Stables Stilebridge Lane Linton Kent ME17 4DE

Section 73 - Application for minor material amendment to approved plans condition 2 and 4 (to allow alterations to site layout and widening of the access, and reductions of parking spaces from 20 to 14) pursuant to 23/504249/FULL (allowed at appeal APP/U2235/W/24/3338929) for - Change of use of land to 4(no) plots for Gypsy and Traveller use, including siting of 8(no) static mobile homes and erection of 4(no) brick built day rooms, with associated access track and parking.

Application Permitted

c. Other Planning Matters.

Members considered the Aspire S73 application and associated zebra crossing and 30mph extension.

It was reiterated that a pedestrian crossing cannot safely operate within a 40mph speed limit and that extension of the 30mph limit remains critical to highway safety. Members agreed that the Council must remain vigilant to ensure agreed conditions are not diluted.

Resolved: Chair to liaise with all parties and timely update for real-time response, given the planning department and others time frame.

13. Other Reports.a. Allotments:

Members received an update from Cllr Gerrish on the allotments.

A discussion took place regarding the management and charging structure of the allotments.

Members acknowledged that the current system, based on rod measurements, has resulted in inconsistent charging and confusion over plot sizes and boundaries. Historical boundary creep and the absence of clear marking have added to the issue.

It was agreed that the allotment arrangements require review to ensure clarity, fairness and financial sustainability.

Resolved: Cllr Gerrish to undertake a full review of plot sizes, charging structure and to introduce clearer boundary marking. Proposals to be brought back to Council.

b. KALC:

No updates were received.

c. Playground:

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

Members were informed of a potential issue involving exposed bolt fittings on spring-mounted equipment. It was agreed that the matter would be raised with Safeplay for their next inspection.

Members discussed the new picnic benches for the site, and the Clerk was asked to seek a quotation for these, including delivery and fixings.

Action: All to attend site and assess number of benches needed.

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 Gerrish stated that contact has been made with the local Speedwatch coordinator regarding SID devices and he report back when further details were available.

Action: 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 noted limited feedback from recent editions of the parish newsletter. It was agreed it would now be restricted to one per year covering annual report as there will be no annual meeting of the parish due to residents having no appetite for such an event, as proved over the last few years.

i. Parish Litter Pick:

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

Members discussed the purchase of junior high-visibility vests for younger participants. A budget allocation of £200 is available.

Resolved: Cllr Richer to purchase suitable vests within the allocated budget.

14. Other Matters and Items for the Next Agenda.

Cllr Gerrish reported that a complaint had been received regarding floodlighting from the ISS warehouse affecting a nearby property. Members agreed the matter should be raised informally with site management.

The Chairman spoke regarding the digitisation of historic parish manuscript minutes and archive material, noting that specialist processing would be required. Updated costings and funding options were being explored.

He spoke regarding the records and material held by the Linton Archivist and stated that he would liaise with him regarding this.

15. Date of Next Meeting.

The next meeting to be held on Monday 9th March 2026 at 7.30pm in Linton Village Hall.

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

Signed: _____
(Chairman)

Date: _____