

Linton Parish Council

The Minutes of the Meeting of Linton Parish Council held in Linton Village Hall
on Monday 7th September 2026 at 7.30pm

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

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 Patricia Burden – Holiday.
- 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 13th July 2026 were circulated and approved as a true record.

Proposed by Cllr Richer
Seconded by Cllr Gerrish.

Resolved:

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

5. Matters Arising.

BT Box - The Clerk provided an update regarding the BT telephone kiosk. She stated that she had contacted the company recommended by BT regarding obtaining a replacement lock barrel and was awaiting a response.

Action: Clerk to continue enquiries regarding a replacement lock for the telephone kiosk.

Basketball Hoop - The Clerk reported that the basketball hoop was expected to be delivered to the contractor the following week. The location would need to be agreed before installation. This would be considered further under the Playground report.

Email Addresses - Members discussed the new Parish Council .gov.uk email addresses. Some Members were experiencing difficulties setting up the accounts through Outlook. Members agreed to try their accounts again.

Action: Members to set up their new Parish Council email accounts and email the Clerk from the new address once operational.

Speed Awareness - Cllr Cresswell advised that work relating to the 30mph speed awareness initiative remained ongoing. The speed awareness banners supplied by KCC would be erected at suitable locations and the proposed locations for Vehicle Activated Speed Signs would be identified and submitted to KCC in accordance with its requirements.

Website - Members noted that photographs were still required for the Parish Council website.

Litter Pick - The monitoring of nitrous oxide canisters was discussed. Canisters continued to be found around the Church car park and surrounding areas, although there appeared to be no consistent pattern.

Action: Members to continue monitoring and reporting incidents as appropriate.

6. Public Participation.

No members of the public were present.

7. Clerk's Report & Correspondence.

Members noted the invitation from Maidstone Borough Council to attend the Parish Conference 2026 on 16th September 2026.

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

The Clerk reported that the Parish Council had formally approached Maidstone Borough Council regarding the potential transfer of the Linton Village Car Park and Cornwallis Avenue Play Area.

Maidstone Borough Council was continuing to investigate the position, including the legal arrangements, potential costs and legal fees associated with any transfer.

Members discussed the matter with the Ward Councillors, who advised that the announcement regarding Local Government Reorganisation being paused should not prevent parish councils from continuing to pursue appropriate asset transfers.

It was agreed that the Parish Council should continue with its enquiries and await further information from Maidstone Borough Council regarding the likely costs.

Action: Clerk to continue liaising with Maidstone Borough Council and report back when further information on the proposed asset transfers and legal costs is received.

8. KCC & MBC Ward Councillor Reports.

MBC Ward Councillors Clark and Wales provided an update to Members.

Members were advised that the Government had announced earlier that day that the Local Government Reorganisation programme affecting Kent and Medway had been paused. The implications were not yet fully known, including the position regarding the proposed new governance arrangements.

The Ward Councillors advised that this should not prevent existing discussions regarding the transfer of appropriate Borough Council assets to parish councils from continuing.

Members were also advised of development sites being submitted through Maidstone Borough Council's Call for Sites process. It was emphasised that submission of a site did not constitute a planning application. Sites would first be assessed by Maidstone Borough Council and those considered potentially suitable would subsequently be subject to consultation.

Members discussed the continuing problems in Redwall Lane, including the water leak/hydrant issue and deterioration of the highway. Cllr Clark confirmed that the matter remained outstanding and continued to be pursued with KCC and Southern Water.

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

9. Financial Matters.

a. Financial Statement.

Members considered the financial statement.

The Clerk advised of an additional payment of £42.00 for a replacement padlock for the playing field, cheque number 253.

Members considered the financial position, and no queries were raised.

Resolved:

That the financial statement be approved.

Proposed by: Cllr Paterson

Seconded by: Cllr Richer

Agreed by all present.

10. Highways Matters and PROW.

To discuss highway related matters.

Members discussed outstanding highway maintenance issues following the previous meeting with KCC Highways.

A number of issues, including worn road markings and other maintenance matters, still required reporting through the KCC reporting system.

The Clerk advised Members that faults could also be reported using FixMyStreet, which enables residents to report issues and provide the location and photographs directly through the service.

Action: Members to provide the Clerk with details and locations of outstanding highway defects so that these can be formally reported on the KCC Portal.

Members raised concerns regarding reports of employees/contractors associated with local businesses using mobile phones while operating tractors and other vehicles on the public highway.

It was agreed that the Parish Council should contact the relevant local businesses to raise the concern and ask for confirmation of their health and safety arrangements regarding mobile phone use while operating vehicles and machinery.

Action: Clerk to write to the relevant businesses regarding the concerns raised about mobile phone use while operating vehicles on the public highway.

11. Planning Matters.

a. Planning Applications.

26/502631/LBC – The Old Vicarage, Linton Hill, Linton, Kent ME17 4AW

Listed Building Consent to replace plastic windows to the rear with "Crittall Steel" effect windows, replace the existing windows and doors to the rear extension and relocate the double doors.
Members noted that the application had subsequently been permitted.

Resolved: That no objection be submitted in respect of the Application.

26/502745/FULL – The Orchard, Stilebridge Lane, Linton, Kent ME17 4DE

Siting of 2 no. static units with space for 2 additional touring caravans and 4 parking spaces on the existing gypsy and traveller site.

Resolved: To ratify the objection submitted in respect of the application during the August recess.

26/503155/FULL – Greensand Health Centre, Heath Road, Linton, Kent

Retrospective application for the construction of a single-storey ancillary staff welfare building.
Members considered the application.

Resolved: That no objection be submitted in respect of the Application.

b. Planning Decisions

26/502631/LBC

The Old Vicarage Linton Hill Linton Kent ME17 4AW

Listed Building Consent to replace plastic windows to the rear with "Crittall Steel" effect windows. Replace the existing windows and doors to the rear extension Relocation of the double doors.

Application Permitted

26/501579/FULL

Land Adjacent Wares Farm Redwall Lane Linton Kent ME17 4BA

Erection of new greenhouse for plant breeding and crossing and associated infrastructure

Application Permitted

26/502561/TCA

2 The Paddocks Loddington Lane Linton Kent ME17 4AG

Conservation area notification: Fell to ground level and remove stumps of 4no. Conifer trees.

No Objections

26/501877/PN15B

Land South of Redwall Lane Linton Kent ME15 0RJ

Installation of an electricity substation.

No Further Action PN15B

26/500584/SUB

Five Oak Stables Stilebridge Lane Linton Kent ME17 4DE

Submission of details pursuant to conditions 8 (site development scheme), subject to application

23/504249/FULL (allowed on appeal APP/U2235/W/24/3338929).

Application Permitted

c. Other Planning Matters.

Members noted the appeal relating to the proposed free-range egg farm at Reed Court Farm, Hunton Road, Marden.

The Clerk confirmed that the Parish Council's previous representations would be forwarded to the Planning Inspectorate as part of the appeal process. Members were advised that there was no need simply to repeat representations already submitted, although additional representations could be made if new matters arose.

Members agreed that the Parish Council's existing objections remained relevant, and no additional representation was required at this stage.

Members also discussed information received regarding land at Wheelers Lane, which had been submitted through Maidstone Borough Council's Call for Sites process.

Members were advised that the submission referred to approximately 25–30 dwellings together with proposals including a new Village Hall with parking and potential highway improvements.

It was emphasised that this was not a planning application and remained at a very early stage. Maidstone Borough Council would assess sites submitted through the Call for Sites before deciding which should progress to consultation.

Members agreed that it would be premature for the Parish Council to take a formal position until the site had been assessed and, if appropriate, brought forward through the consultation process.

The Chairman of the Linton Village Hall Trustees expressed concern that the Trustees had not been approached regarding the reference to a replacement Village Hall within the submission. It was clarified that responsibility for decisions regarding the Village Hall rested with the Village Hall Trustees and that any future proposal would require appropriate engagement with them.

Action: Information relating to the Wheelers Lane Call for Sites submission to be retained and considered if the site progresses to formal consultation.

12. Other Reports.

a. Allotments:

Cllr Gerrish advised that he had not recently been able to undertake the planned work relating to the allotments.

The Clerk requested an up-to-date allotment holder list to enable the annual invoices to be prepared for October.

Action: Cllr Gerrish to provide the Clerk with the updated allotment list as soon as possible.

Members were advised that the pedestrian access gate at the allotments required attention. The hinges had deteriorated and the gate required professional inspection to establish whether it could be repaired or required replacement.

Members noted that budget provision was available for necessary repairs.

Action: Arrangements to be made for the allotment gate to be inspected and an appropriate repair/replacement undertaken.

b. KALC:

No updates were received.

c. Playground:

The Clerk confirmed that the new basketball hoop was expected to be delivered to the contractor the following week.

Members agreed to meet at the playground to identify and mark the position of the basketball hoop.

The recently installed picnic benches were discussed. Members considered how best to provide an appropriate base around them to prevent damage from strimming and minimise ongoing maintenance. Members considered that a concrete base was likely to provide the most economical solution, subject to the proposed arrangements being suitable and safe.

The Clerk reported that the monthly playground inspection had identified an existing item as requiring attention. Members also raised concerns regarding the condition of the pedestrian gate and gate post.

It was agreed that the condition of the gate should be considered at the site meeting and a quotation obtained for repair or replacement as necessary.

Action: Cllrs to meet on site to agree the basketball hoop location, review the positioning of the picnic benches and inspect the gate.

Action: Clerk to advise the contractor of the agreed basketball hoop location and obtain any necessary quotations following the site meeting.

d. Website:

To consider any matters relating to the Linton Website.

The Clerk advised that work had been undertaken to update the Parish Council website.

The principal outstanding requirement was additional photographs of the parish.

Action: Members to continue providing suitable photographs for inclusion on the website.

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.

It was agreed that Annual Report should be sent out as soon as possible.

i. Parish Litter Pick:

Cllr Richer reported that the latest Parish Litter Pick.

Members discussed the equipment available and agreed that additional shorter litter pickers should be purchased.

Resolved: That additional litter-picking equipment be purchased as required.

Members also discussed a recent incident of fly-tipping. The Clerk agreed to contact Maidstone Borough Council to establish whether the matter was being progressed as an investigation.

Action: Clerk to seek an update from Maidstone Borough Council regarding the reported fly-tipping incident.

13. Other Matters and Items for the Next Agenda.

No additional items were raised.

14. Date of Next Meeting.

The next meeting of Linton Parish Council will be held on Monday 12th October 2026 at 7.30pm in Linton Village Hall.

There being no further business, the meeting closed at 9.12pm.

Signed: _____
(Chairman)

Date: _____