

# LINTON PARISH COUNCIL

Mrs Sherrie Babington - Parish Clerk  
4 Birkhall Close, Walderslade  
Chatham, Kent, ME5 7QD



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Email : [clerk@lintonparishcouncil.gov.uk](mailto:clerk@lintonparishcouncil.gov.uk)

Telephone : 01634 867173

The next meeting of Linton Parish Council will be held on **Monday 11<sup>th</sup> September 2023** in Linton Village Hall at 7.30pm. Members are hereby summonsed to attend.  
Members of the public are welcome.

## AGENDA

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.

2. Declaration of Interests.

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.

To consider any Dispensation requests received by the Parish Clerk and not previously considered.

3. Minutes of the previous meetings.

To consider the minutes of the previous meeting and if in order sign as a true record.

4. Matters arising from the minutes.

To consider any matters arising, not included on the agenda.

5. Public Participation.

To discuss any questions received by members of the public.

6. Parish Councillor – Declaration of Acceptance of Office.

To receive the Declaration of Acceptance of Office for new Councillor.

7. Clerks Report & Correspondence.

To consider the Clerks Report.

8. KCC & MBC Ward Councillor Reports.

To received reports from the KCC and Borough Councillors.

9. Financial Matters:

a. Financial Statement.

Financial Statement will be circulated in paperwork at PC meeting.

b. PC Website - charges.

**10. Highways Matters.**

*To discuss highway related matters.*

**11. Planning Matters.**

*a. Planning Applications.*

*23/502844/FULL - Berry Gardens Unit 20 Wares Farm Redwall Lane Linton  
Installation of roof mounted solar panels.*

*23/502879/FULL - Stone Cottage Linton Hill Linton Kent ME17 4AS  
Erection of double garage and single storey side extension, with the construction of a swimming pool in garden.*

*23/503337/FULL - Stilebridge Paddock Stilebridge Lane Linton Maidstone  
Erection of an agricultural barn.*

*23/503414/TCA - The Bull Inn Linton Hill Linton Kent ME17 4AW  
Conservation Area Application: T1 Acer pseudoplatanus - sycamore: Early mature tree located in the pub garden on the boundary with the village hall. It has been identified as this tree that is causing the wall to move; -fell this tree to ground level.*

*23/503752/FULL - Linton Growing Land at Burford Farm Redwall Lane  
Erection of polytunnels with year-round coverage. Concreting of the existing access track over a 40 m section and the construction of 2no. concrete bin pads with partial grain walls, with associated landscaping, drainage infrastructure and engineering operations.*

*23/503657/LBC - Court Lodge Vanity Lane Linton Maidstone Kent ME17  
Listed Building Consent for internal and external alteration including insertion of lining to walls and floors to store A and Boiler room B, Levelling of floor to dining room and removal of concrete floor area, replace existing fireplace with a woodburning stove with associated flue, lining and terminal. replacement decayed sole plate and repairs to partition walls and removal of secondary step and associated works (Retrospective).*

*b. Decisions and appeals.*

*23/502879/FULL*

*Stone Cottage Linton Hill Linton Kent ME17 4AS*

*Erection of double garage and single storey side extension, with the construction of a swimming pool in garden.*

*Application Permitted*

*23/502844/FULL*

*Berry Gardens Unit 20 Wares Farm Redwall Lane Linton Kent ME17 4BA*

*Installation of roof mounted solar panels.*

*Application Permitted*

*23/502739/TPOA*

*St Cross Linton Hill Linton Kent ME17 4AR*

*TPO application to reduce crown of one Ash tree as illustrated on photo showing the extent of the proposed reduction.*

*Application Permitted*

*23/502601/FULL*

*Five Oak Stables Stilebridge Lane Linton Kent ME17 4DE*

*Section 73 - Application for Variation of condition 9 (to allow usage of holiday lets from March to January inclusive) pursuant to 23/500189/FULL for - 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. Application Permitted*

*23/501744/FULL*

*Five Oak Stables Stilebridge Lane Linton Kent ME17 4DE*

*Siting of 12no. static mobile homes for Gypsy and Traveller use, with associated access track, parking, and landscaping.*

*Application Refused*

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

*(1) Due to its design, scale, appearance and cramped layout, the proposal would have a detrimental impact on the character of the site and the wider area resulting in the urbanising and domestication of the current rural landscape (with associated close board fencing, access infrastructure, parked cars, and domestic paraphernalia). The proposal represents inappropriate and harmful development distinctly at odds with the pleasant character and appearance of the local landscape contrary to policies SS1, SP17, DM1, DM15 and DM30 of the Maidstone Borough Local Plan which seek to protect the rural character of the Borough and requires a high standard of design which maintains, or where possible enhances local distinctiveness. The proposals are also contrary to the NPPF, principally paragraphs 130 and 174, which seek to recognise the intrinsic character and beauty of the countryside and require a high standard of design for all new development. The proposals also conflict with the principles of the National Design Guide and guidance in the Maidstone Landscape Capacity Study: Sensitivity Assessment (2015).*

*(2) The proposal by reason of the substandard outdoor amenity provision and levels of privacy within the submitted layout and the absence on the submitted layout of land allowed for touring caravans and dayrooms for each of the 12 pitches, the proposal would fail to provide an appropriate environment and amenities for future occupiers of the mobile homes in conflict with Policy DM1 (iv) and DM15 of the Maidstone Borough Local Plan Local Plan, and the NPPF (2021), with the future provision of these necessary facilities further exacerbating the harm that has previously been identified contrary to policies SP17, DM15 and DM30 of the Maidstone Borough Local Plan (2017), guidance in the Maidstone Landscape Capacity Study: Sensitivity Assessment (2015) and policies within the NPPF.*

*(3) The applicant has failed to demonstrate the car parking provision within the scheme and impact of the development upon highway capacity, safety and amenity would be acceptable. The scheme would likely give rise to increase on-street parking and highways safety issues in the local area which would cause inconvenience and danger to pedestrian and drivers. It would thus conflict with policy DM23 of the Maidstone Borough Local Plan Local Plan, SPG 'Kent Vehicle Parking Standards' (2006) and the NPPF which seek to ensure development is served by adequate car parking, whilst mitigating the adverse effects of development on the wider road network*

c. Other Planning Matters.

**12. Other Reports.**

*To receive reports for the following:*

a. Allotments.

- *To receive an update on the allotments.*
- *Rent review.*
- *Approve wasps nest charge.*

b. KALC.

*To receive any reports from KALC.*

c. Playground.

*To receive an update on the Playground.*

- *Awaiting updated quotation for playgroup refurbishment.*

d. Website.

*To consider any matters relating to the Linton Website.*

e. Speed Watch.

*To receive an update regarding Speed Watch.*

f. Neighbourhood Watch Report.

*To receive a report on NHW.*

g. Linton Village Hall.

*To receive a report regarding the Village Hall.*

h. Parish Litter pick.

*To receive an update re Litter Pick.*

**13. Other Matters and Items for the next Agenda.**

**14. Date of next Meeting – Monday 9<sup>th</sup> October 2023**

Mrs Sherrie Babington  
Clerk to the Parish Council