

Linton Parish Council
The Minutes of the Meeting of Linton Parish Council
held in Linton Village Hall on 11th November 2023 at 7:30PM.

*Councillor's present: Bernard Cresswell
Tony DiMarco
Patrick Gerrish
Peter Paterson
Caroline Richer
Julie Urquhart*

Also: Parish Clerk, Sherrie Babington, and members of the public.

The meeting was chaired by Cllr Cresswell.

1. Apologies.

Apologies were received and accepted from Cllr Burden (personal reasons), KCC Cllr Webb and MBC Cllr Lottie Parfitt-Reid.

2. Declaration of Interests.

No interests were declared.

3. Minutes of the previous Meeting.

The Minutes of the previous meeting were circulated to all Members.

These were proposed by Cllr Paterson as a true record, seconded by Cllr Gerrish and agreed to by all present.

The minutes were then signed and dated by the Chairman of the meeting.

4. Matters arising from the Minutes.

Joint meeting re Linton Crossroads – The Clerk confirmed that she had emailed Loose, Boughton Monchelsea and Coxheath Parish Councils regarding holding a joint meeting to discuss the Linton Crossroads and all were going to attend.

It was agreed that the meeting would be arranged for 11th December 2023 at 7pm, subject to all parties being able to attend.

Action: Clerk to book hall and confirm meeting date to all parties.

Litter Pick – To take place on 2nd December 2023.

Church Car Park lighting – The Clerk confirmed that this had been reported to MBC.

5. Public Participation.

No matters were raised.

6. Clerks Report and Correspondence.

The Clerks Report and correspondence were noted by members.

KALC Community Award

We are delighted to announce that we have now launched the 2024 KALC Community Awards Scheme, with support from Kent County Council, the High Sheriff of Kent, and the Mayor of Medway. This follows a very successful 2023 Awards Scheme, which was adopted by 79 member Councils.

The Award Winners receive a Framed Certificate. The Council can decide whether to present something extra to their winner.

The first step is for the Council to agree to adopt the Scheme. The Council would then need to submit its Nomination to manager@kentalc.gov.uk by Friday 2nd February 2024.

It was agreed that the PC would consider this at the January PC meeting and put forward a nomination for the Award.

Action: Clerk to place on January PC Agenda for formal consideration.

7. MBC and KCC Councillors Reports.

Councillors Parfitt-Reid and Webb gave their apologies to the meeting.

8. Financial Matters.

a. Financial Statement.

The financial statement was circulated and approved by members. Proposed by Cllr Gerrish, seconded by Cllr Richer and agreed by all present.

b. 2024/2025 Budget and Precept.

To consider the draft budget and agree the 2024/25 Precept Demand.

MBC do not publish the Band D guidance until the end of December; therefore, the budget and precept should be formally considered at the January 2024 PC Meeting when the Band D calculations are available.

9. Highways Matters.

Joint meeting to discuss Linton Crossroads – date to be arranged.

Members discussed the issues with traffic on Redwall Lane and the speed of the HGVs using the Berry Gardens and Driscolls sites.

Cllr Patterson suggested that a letter was written to the businesses to make them aware of the speeding HGVs and to raise concerns regarding the safety issues. This was agreed.

Action: Clerk to progress.

It was agreed that the Parish Council should write to Firmins in May 2024, to ask them to cut out the roadside ditches to alleviate any flooding along Redwall Lane.

This was agreed and the Clerk was asked to diary date a letter to Firmins.

Action: Clerk to diary date action for May 2024.

It was reported that there was an accident along Redwall Lane outside Davis Cottage, and this had caused damage to the Chevrons. It was agreed that this should be reported to KCC.

Cllr Patterson reported that the hedges outside of Yew Tree Cottage had been cut back, and the debris left on the side of the road. It was agreed that he would speak to the resident regarding this matter.

Action: Cllr Patterson to action.

10. Planning Matters.

a. Planning Applications.

23/504249/FULL - Five Oak Stables Stilebridge Lane Linton Kent ME17 4DE

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.

23/504498/FULL - Land Adjacent to The Paddock Stilebridge Lane Linton

Erection of an agricultural barn (resubmission 23/503337/FULL).

b. Decisions and appeals.

23/504504/NMAMD

Stone Cottage Linton Hill Linton Maidstone Kent ME17 4AS

Non-material amendment to application 23/502879/FULL: Change an additional apex roof to a flat roof.

Application Permitted

23/504063/SUB

Stone Cottage Linton Hill Linton Kent ME17 4AS

Submission of details to discharge condition 2 (barge boards, roof finials, iron gates and elevation/cross sections) and 3 (biodiversity scheme) of planning application 23/502879/FULL.

Application Permitted

23/503865/SUB

Linton Park Cricket Club Cricket Pavilion Heath Road Linton Kent ME17 4HT

Submission of details to discharge condition 5 - Archaeological watching brief , Subject to 22/505631/FULL

Application Permitted

23/503657/LBC

Court Lodge Vanity Lane Linton Maidstone Kent ME17 4BP

Listed Building Consent for internal and externals 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 (Works Commenced).

Application Refused

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

(1) There is insufficient information and justification to demonstrate that the proposed works would preserve the significance, fabric, longevity and special interest of the grade II listed building and in the opinion of the local planning authority, the proposed works have resulted in clear harm. It has not been clearly and convincingly justified that the proposed works are the least invasive, and most appropriate, in the interests of the listed building, means of dealing with any dampness issues. To permit the proposal would result in an unjustified loss of historic fabric and harm to the significance of the grade II listed building, contrary to policies DM4 and SP18 of the Maidstone Local Plan 2017 and paragraphs 189, 194, 199, 200 and 202 of the National Planning Policy Framework. There are not considered to be any public benefits which outweigh the harm.

23/503275/LAWPRO

Burford Farm Redwall Lane Linton Kent ME17 4BD

Lawful Development Certificate for proposed conversion of the Granary building to 1no. residential dwelling, in accordance with the granted planning permission 18/505786/FULL.

Application Refused

The Council hereby REFUSES to grant your application dated 09.08.2023 for a certificate of lawful use or development for operations or matters described above in the First Schedule in respect of the land specified in the Second Schedule.

The grounds for refusal are:

(1) As set out in the applicant's description of development for 18/505786/FULL, the permission approved under application reference 18/505786/FULL related purely to the 'conversion' of the Granary Building. The rebuilding of the Granary now proposed is materially different to the development granted planning permission (with reference to Hibbitt and another & Secretary of State for Communities and Local Government & Rushcliffe Borough Council - 2016 EWHC 2853) and as a result the rebuilding would have been assessed differently and under different adopted Local Plan planning policies. The permission under reference 18/505786/FULL does not grant planning permission for rebuilding of the Granary building.

c. Other Planning Matters.

Cllr Cresswell reported that the banner/sign was still advertising the Hillside Development Site, and it was agreed that it should be reported to enforcement.

Action: Clerk to action.

11. Member Reports.

a. Parish Allotments.

The Clerk updated members on the allotments.

She stated that there was currently one vacancy, and there were no issues with drainage or flooding.

b. KALC.

No matters were reported.

c. Playground.

It was agreed to defer the quotation for consideration at the next PC meeting.

Cllr Gerrish spoke regarding the overgrown hedges at the playing field, and it was agreed that the Clerk would arrange a site meeting with the contractors onsite with Cllr Gerrish to discuss this.

Action: Clerk to action.

d. Parish Website.

Cllr Gerrish stated that he had worked with the Clerk to sort out the website domain, and this now needed to be assigned to the correct domain name.

Action: Clerk to contact HugoFox to progress further.

e. Speed Watch.

No matters were reported.

f. Neighbourhood Watch.

Cllr Burden to pass details over to Cllr Paterson.

g. Linton Village Hall.

No matters were reported.

h. Litter Pick

The next litter pick to take place on 2nd December 2023.

12. Other matters and future agenda items.

It was reported that the newsletter had now been sent out and new ink cartridges had been purchased for the printer. Cllr Gerrish to submit invoice for reimbursement.

13. Date of the next Meeting.

8th January 2024

The Chairman thanked all members for attending the meeting.

There being no further business to discuss, the meeting was closed to the press and public at 8.40pm.

Signed_____

(Chairman)

Date_____