

Linton Parish Council
The Minutes of the Meeting of Linton Parish Council
held in Linton Village Hall on 12th February 2024 at 7:30PM.

*Councillor's present: Bernard Cresswell
Tony DiMarco
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 Cllrs Gerrish (sickness), Burden (personal), 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 Urquhart as a true record, subject to an agreed alteration, these were then seconded by Cllr Richer 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.

Vicarage Field Sign – Reported to planning Enforcement.

Website Domain – Cllr Gerrish and Clerk to action.

5. Public Participation.

A resident attended the meeting to seek an update on the Greensand Place planning application. The Chairman confirmed that the PC had submitted its objections to the application and further comments were being considered at the meeting this evening.

6. Clerks Report and Correspondence.

The Clerks Report and correspondence were noted by members.

7. MBC and KCC Councillors Reports.

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

Members discussed the forthcoming elections and seeking an update from the KCC and MBC Councillors about the Linton Crossroad's ahead of the elections.

The Clerk was asked to write to KCC Cllr Webb and MBC Cllr Parfitt-Reid to invite them to attend a PC meeting to give an update on the Linton Crossroads.

Action: Clerk to action.

8. Financial Matters.

a. Financial Statement.

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

Cllr Cresswell spoke regarding the Church lighting and stated that the lights along the footpath were due to be replaced due to the timers.

It was suggested by Cllr Paterson that brighter lights were needed, this was discussed, and it was agreed that he would look into this.

9. Highways Matters.

Cllr Richer stated that there was a large pothole on Barnes Lane that she had reported to KCC.

Cllr Urquhart realised concerns about the safety of pedestrians walking along Redwall Lane during darker nights due to not being visible to drivers, she stated that there had been several near misses where walkers had nearly been hit and she felt that their safety could be improved with the assistance of the more visible clothing.

This was discussed and the Clerk was asked to write to Berry Gardens and Driscoll's to make them aware of the concerns of the PC.

Action: Clerk to action.

Cllr Cresswell spoke regarding traffic lights operated by speed and suggested that this may be beneficial on Linton Hill. It was agreed that this should be included on the Parish Councils Highways Improvement Plan and submit this to KCC for their consideration.

Action: Clerk to action.

10. Planning Matters.

a. Planning Applications.

24/500384/FULL - Oakwood Stilebridge Lane Linton Kent ME17 4DE
Erection of a dayroom to serve existing static caravan (retrospective).

b. Decisions and appeals.

23/505165/TPOA

The Coach House Linton Park Linton Kent ME17 4AN

Tree Preservation Order Notification : T3 Beech - Fell to ground level, Primary unions at 4m and 5m have significant bark inclusion. G5 Sycamore - Fell to ground level, stem with cankerous wound at 1m. Remove squirrel damaged limbs overhanging the roof of The Coach House. G6 Group comprising of Sycamore, Elderberry, and Bay - Fell to ground level Bay on west of group, Crown raise group to give 2m clearance of structures.

Bay on west of group is windblown, resting on retaining wall in range of roof. Other trees in group have low crowns over roof of The Coach House. G8 group of Ash and Sycamore - Crown raise to give 2m clearance of structures, previously pollarded at 5m, Low crown over roof. G9 group of 6 Ash next to gate - Crown raise to give 2m clearance of structures. Low crown over roof.

Application Permitted

23/505718/LBC

Court Lodge Vanity Lane Linton Maidstone Kent ME17 4BP

Listed Building Consent for the Installation of 30no. solar panels on land to north of property.

Application Withdrawn

23/505159/TCA

North Lodge Heath Road Linton Kent ME17 4AJ

Conservation area notification to pollard one Sweet Chestnut (T6) to 10m and pollard one Sycamore (T11) to 3m. Remove the NW stem of one Lawson Cypress (T12) and removal of the Sweet Chestnut (T13) crossing branch over the building.

No Objections

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.

Application Refused

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

(1) The proposal due to its scale, appearance, design and urban style layout would have a detrimental impact on the character and appearance of this rural site and the wider area, it would harmfully consolidate sporadic and urbanising development with the domestication of the open landscape (including associated close board fencing, access infrastructure, hardstanding parking and access areas, parked cars, and domestic paraphernalia) resulting in significant harm to the landscape and intrinsic rural character of the area hereabouts.

This failure to maintain and enhance local distinctiveness would be contrary to policies SS1, SP17, DM1, DM15 and DM30 of Maidstone Local Plan (2017). The proposals are contrary to the NPPF (December 2023 principally paragraphs 135 and 180), which seeks to protect the intrinsic character and beauty of the countryside and require a high standard of design. The proposals conflict with the principles of the National Design Guide and guidance in the Maidstone Landscape Capacity Study: Sensitivity Assessment (2015). The identified harm will be exacerbated by the future provision of parking for touring caravans which form a standard part of a gypsy and traveller caravan pitch but have been omitted from the submitted plan that only show static units.

c. Other Planning Matters.

Reed Court Farm planning application – A draft letter was circulated for members approval. This was agreed as circulated.

Action: Clerk to submit to MBC.

Rankins Farm Poly Tunnels – The Chairman stated that since the PC had been consulted on the landscaping and planting plans, no planning application had been submitted to MBC.

The Clerk was asked to write to Clockhouse and seek an update on the planning application.

Action: Clerk to action.

Greensand's Place planning application – a draft letter with additional comments was circulated to all members for their consideration. This letter was agreed unchanged.

Action: Clerk to submit letter to MBC.

A resident spoke regarding planning comments, and he raised concerns that these were not being placed on the Planning Portal when residents had submitted them to MBC.

11. D-DAY 80 - 6TH JUNE 2024.

The Chairman stated that official guidance had now been circulated regarding Beacon Lighting. This was discussed and it was agreed that Cllr DiMarco would look into this and report back to a future meeting.

Action: Cllr DiMarco to progress and report back to the next meeting.

12. Annual Meeting of the Parish.

Cllr Cresswell spoke regarding the Annual Meeting of the Parish and the need to make this more appealing to residents to encourage them to attend. It was agreed that this should be considered and discussed at a future meeting.

13. Member Reports.

a. Parish Allotments.

Cllr Urquhart reported that all allotments were now let and there was one person on the waiting list. She reported that a tidy up of the allotments would take place at the weekend.

She stated that she would be standing down as Allotments Manager at the next elections and therefore a replacement should be appointed.

The Clerk stated that the appointment of representatives would be placed on the agenda following the elections in May 24.

b. KALC.

The Code of Conduct Review was noted by Members.

c. Playground.

The Clerk reported that the Contractor had been appointed and the order placed for the refurbishment of the play area.

The Chairman stated that following this the PC would have plaques made to acknowledge the donations received for the refurbishment.

d. Parish Website.

Work in progress.

e. Speed Watch.

No matters were reported.

f. Neighbourhood Watch.

Cllr Burden to pass details over to Cllr Paterson.

g. Linton Village Hall.

It was reported that the emergency lights had been replaced at the hall.

h. Litter Pick

Cllr Richard reported that the next litter pick would take place in March. She stated that Driscolls had sent a team out to do a litter pick along Redwall Lane and had collected 22 bags of rubbish.

The action for Cllr Gerrish to put together a map for collection of bags was carried over.

Action for Cllr Gerrish to map out preferred rubbish bags collection points.

14. Other matters and future agenda items.

It was reported that there was a lot of mud and debris on the rural lanes in Linton due to activities in fields at Linton Growing. It was agreed that although this fell within Hunton Parish, as it affected Linton, the Clerk would write to Clockhouse regarding this matter.

Action: Clerk to action.

15. Date of the next Meeting.

11th March 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 9.00pm.

Signed_____

(Chairman)

Date_____