

Linton Parish Council
The Minutes of the Meeting of Linton Parish Council held in Linton Village Hall
on Monday 3rd November 2025 at 7.30pm

Councillors present: Bernard Cresswell
Patricia Burden
Antony DiMarco
Patrick Gerrish
Peter Paterson

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

The meeting was chaired by Cllr Gerrish until the arrival of 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 Richer (sickness)
- Cllr Cresswell (late arrival – joined the meeting at 7.38pm)

Apologies were also received from MBC Councillor Clarke.

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 October 2025 were circulated and approved as a true record.

Proposed by Cllr Gerrish, seconded by Cllr DiMarco.

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 confirmed there were no additional items outside matters already circulated to members.

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 Cllr Wales updated the Parish Council on road closures and transport issues.

Members discussed extensive disruption caused by ongoing works, especially around Loose Road, where diversion signage had been unclear, poorly placed or moved by the public.

Members expressed frustration that lessons from previous closures had not been learned.

Cllr Wales reported that the Joint Transport Board was currently unable to meet due to the need to appoint a replacement member following recent resignations.

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.

b. 2026/2027 Budget.

The Clerk advised that the draft budget and precept calculations were dependent on Maidstone Borough Council's publication of their Band D rates, which was expected later in the year. A draft budget would be circulated once figures had been received.

11. Highways Matters and PROW.

Car Park Signage – The Clerk was asked to follow up with Maidstone Borough Council on the lack of progress in reinstating the Church Car Park sign.

Concerns were raised regarding mud on the public highway at Heath Road / Greensand Place, believed to be caused by construction vehicles not using wheel wash facilities.

Action: Clerk to check planning conditions and report potential breaches to Planning Enforcement.

12. Planning Matters.

a. Planning Applications.

25/503965/FULL - Land at Little Paddocks Stilebridge Lane Linton

Section 73 - Application for variation of condition 12 (to allow delivery of biodiversity net gain through both onsite and off-site measures) pursuant to 24/502990/FULL for - Creation of a single plot for the stationing of 1no. static mobile home for Gypsy and Traveller accommodation on an existing Gypsy and Traveller Site (granted planning ref: 18/502028/FULL).

Members discussed the applicant's claim that Biodiversity Net Gain would be delivered through off-site credits.

Members noted there was no evidence on the planning portal to support this assertion.

A holding objection had been submitted pending receipt of documentary evidence. Members agreed to maintain this objection until proof was provided.

25/504089/HYBRID - Greensand Health Centre Heath Road Linton Kent ME174NU

Section 73 - Application for minor material amendment to approved plans condition 3 (to remove the zebra crossing plan), variation of condition 19 (to allow the drainage strategy to be approved for each phase rather than for the whole site, including the details for Phases 1, 2, and 3), and variation of condition 32 (to remove the requirement for a zebra crossing and interactive speed signs on Heath Road) pursuant to 23/505091/HYBRID (Hybrid Planning Application: (i) Full Planning Application for the erection of a 73-unit Extra Care Home (Class C2), erection of a 14- unit block for Autistic Adults, extensive tree planting and landscaping, access, drainage infrastructure and all other associated and ancillary works; and (ii) Outline Planning Application for erection of a new Hospice building with In- Patient and Out-Patient facilities and provision of up to 52 no. 100% affordable retirement bungalows (all matters, except for access, to be reserved for future determination) with related off-site S278 highway works to Heath Road).

Members discussed the request to remove conditions relating to the zebra crossing and interactive signage.

Members agreed that the objection should remain unless a legally binding agreement is put in place securing a future crossing provision.

Members noted Coxheath Parish Council's objection.

Action: Clerk to submit a formal objection reiterating the need for a legal agreement.

25/503351/FULL - Five Oak Stables Stilebridge Lane Linton Kent ME17 4DE

Extension of approved Gypsy and Traveller site to provide 2no. pitches with each comprising 2no. Static mobiles homes and a purpose-built day room (a total of 4no. mobile homes and 2no. day rooms).

Members noted the application. No objection was raised.

b. Planning Decisions

25/503452/TPOA

Keepers Cottage Loddington Lane Linton Kent ME17 4AG

TPO application to remove two fir trees due to them dying

Application Permitted 25/503822/SUB

c. Other Planning Matters.

There were no other planning matters.

13. Other Reports.

a. Allotments:

Cllr Gerrish reported on the allotments:

He reported that autumn works were progressing and that some fires had been arranged for the clearance of debris. Notices had been issued to tenants regarding safe burning practices.

b. KALC:

No updates were received.

c. Playground:

No matters were raised.

- d. Website:
Cllr DiMarco that work on the website was ongoing.
- e. Speed Watch:
Cllr Gerrish reported that the Speed Watch was inactive while the equipment is serviced.
- f. Neighbourhood Watch:
No matters were reported.
- g. Linton Village Hall:
Cllr Burden reported on the Village Hall.
- h. Parish Newsletter:
Cllr Gerrish stated that he would progress the next newsletter and asked for content from members.
Action: Cllr Gerrish to action.
- i. Parish Litter Pick:
No matters were reported.

14. 2026 Certificates of Appreciation.

To consider the 2026 Certificates of Appreciation be presented to a nominee in the near future.

Members discussed possible recipients and the presentation of the award

15. 2026 KALC Award.

Members considered a recipient for this award.

16. Other Matters and Items for the Next Agenda.

Members finalised arrangements for Remembrance Sunday.

Cllr Gerrish agreed to deliver the wreath and read the message on behalf of the Parish Council.

The Chairman reported that the Linton Archivist was leaving the parish, and it was agreed that he would liaise with him to quantify the material he holds in relation to the history of Linton.

Action: Chairman to progress.

No additional matters were raised.

17. Date of Next Meeting.

The next meeting to be held on Monday 12th January 2026 at 7.30pm in Linton Village Hall.

There being no further business, the meeting closed at 8.22 pm.

Signed: _____
(Chairman)

Date: _____