

**Linton Parish Council**  
**The Minutes of the Meeting of Linton Parish Council held in Linton Village Hall**  
**on Monday 14th July 2025 at 7.30pm**

Councillors present: Patricia Burden  
Bernard Cresswell (Chairman)  
Caroline Richer

Also present: Mrs. Sherrie Babington (Parish Clerk) MBC Cllrs Wales and Clarke

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 and accepted from:*

- *Cllrs DiMarco (work)*
- *Gerrish (personal)*
- *Paterson (holiday)*

**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 9th June 2025 were circulated and approved as a true record.

Proposed by Cllr Richer, seconded by Cllr Burden.

Signed and dated by the Chairman.

**5. Matters Arising.**

Hall invoice – Cllr Burden confirmed she had chased this after the last meeting and had been told it had been overlooked and would be sent.

The Clerk confirmed it had not yet been received.

***Action: Cllr Burden to follow up.***

Bus stop sign opposite the church – The Chairman reported that a site meeting was held with church representatives and sign to be installed in keeping with the village.

He stated that there may be an issue with the ongoing maintenance of the green area by the bus stop and asked the Clerk to add the item to the next agenda.

***Action: Item to be placed on September agenda.***

**6. Public Participation.**

No members of the public were present.

**7. Clerk's Report & Correspondence.**

The Clerk's report was noted.

**8. Devolution / Community Governance Review.**

Members were given an update on devolution and It was reported that KCC's request for an extension to the submission deadline to the Secretary of State had been refused, and the current deadline of November remained.

**9. KCC & MBC Ward Councillor Reports.**

MBC Cllr Clarke reported on the following:

- KCC has agreed to reduce the speed limit on the viaduct in Loose from 40mph to 30mph, which could support further speed reductions in Linton.
- Greensand Ridge has been added to the list of protected sites.
- MBC is progressing the provision of a new Gypsy & Traveller site within the Maidstone area.

Members discussed the Five Oak Stables application and the issues of enforcement.

**10. Financial Matters.**

The Financial Statement was circulated and approved.

Proposed by Cllr Cresswell, seconded by Cllr Richer and agreed by all present.

The Clerk reported that the accounts have been submitted to the external auditor and the notice published in accordance with regulations.

**11. Highways Matters and PROW.**

- Damaged Church car park sign reported to MBC.
- Overgrown vegetation in alleyway has been reported to Golding Home.

**12. Planning Matters.**

**a. Planning Applications.**

25/502125/REM -Land Adj to Greensand Health Centre, Heath Road Linton ME174NU

Submission of reserved matters (appearance landscaping layout and scale) for the erection of a single, part two store Hospice building with in-patient and out- patient facilities, including 92 parking spaces with

access roads, workshop and storage building, oxygen and vacuum store building, substation, external plant building, bin store and generator building pursuant of Hybrid Application 23/505091/HYBRID

***Parish Council Comment: Objection.***

Section 73 - Application for variation of condition 33 to amend wording to state that - "The proposed affordable units (bungalows) shall not be occupied until details and an implementation timetable of measures to prevent use of the emergency access, to be routed through the affordable retirement units (as part of the Reserved Matters Application for this area), other than by emergency vehicles, pedestrians, and cyclists has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details." 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.)

***Parish Council Comment: Objection***

Members expressed concern about the cumulative impact of Greensand Place and Beacon Park developments. It was agreed to send a letter to MBC regarding Beacon Park.

***Action: Chair to action.***

b. Planning Decisions.

24/505249/FULL

Burford Farm Redwall Lane Linton Kent ME17 4BD

Part demolition of agricultural building and part reconstruction to create 2(no) 4-bedroomed 2 storey dwellings and associated works, parking and private gardens

Application Permitted

25/501988/AGRIC

Burford Farm Redwall Lane Linton Kent ME17 4BD

Prior notification for resurfacing and provision of a private right of way for agricultural use. For its Prior Approval to: - The siting and means of construction of the private way.

Prior Approval Not Required

25/501946/SUB

Land Adjacent To Greensand Health Centre Heath Road Linton Kent

Submission of details to partially discharge condition 11 (Archaeology) for the access road and care home only in relation to planning permission 23/505091/HYBRID.

Application Permitted

25/501962/SUB

Land Adjacent To Greensand Health Centre Heath Road Linton Kent ME17 4NU

Submission of details to partially discharge condition 18 (Contamination) for the Access Road and Care Home only, in relation to planning permission 23/505091/HYBRID.

Application Permitted

25/501742/SUB

Ranters Linton Hill Linton Kent ME17 4AU

Submission of details pursuant to condition 1 (ecology scheme) subject to application 25/500524/FULL.

Application Permitted

25/501245/FULL  
 2 Cornwallis Cottages Heath Road Linton Kent ME17 4NR  
 Extension of existing vehicular access  
 Application Permitted.

c. Other Planning Matters.

Five Oak Stables – amendment to approved appeal decision noted; reduction in parking from 20 to 14 spaces, change to layout, and widening of access.

Members discussed the Five Oak Stables application and the issues of enforcement.

**13. Other Reports.**

a. Allotments:

No matters were reported.

b. KALC:

No updates were received.

c. Playground:

Recent inspection completed; no issues raised.

d. Website:

E-scooter safety leaflet from Kent Police to be published on website as news item.

e. Speed Watch:

No matters raised.

f. Neighbourhood Watch:

No matters were reported.

g. Linton Village Hall:

Cllr Burden reported on the Village Hall.

h. Parish Newsletter:

Cllr Gerrish to prepare summer edition.

***Action: Cllr Gerrish to action.***

i. Parish Litter Pick:

Cllr Richer reported that the next litter pick would be held on 6<sup>th</sup> September 2025.

**14. Other Matters and Items for the Next Agenda.**

Consideration to be given to a recipient for the certificate of appreciation.

**15. Date of Next Meeting.**

Monday 8th September 2025 at 7.30pm, Linton Village Hall.

There being no further business to discuss, the meeting was closed to the public at 8.15pm.

Signed: \_\_\_\_\_

(Chairman)

Date: \_\_\_\_\_