

Linton Parish Council
The Minutes of the Meeting of Linton Parish Council
held in Linton Village Hall on 3rd October 2022 at 7:30PM.

*Councillor's present: Bernard Cresswell
Patrick Gerrish
Caroline Richer
Peter Paterson*

The meeting was chaired by Cllr Cresswell.

Prior to the start of the meeting members held a minute's silence in memory of Her Late Majesty Queen Elizabeth II.

1. Apologies.

Apologies were received and accepted from Cllrs Burden, Urquhart, MBC Cllr Parfitt-Reid and KCC Cllr Simon Webb.

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 Gerrish as a true record, 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.

Highways Improvement Plan – The Clerk reported that she had followed this up with KCC. They were currently reorganising the Highways Dept and therefore there was a delay in dealing with HIPs at present.

5. Parish Councillor Vacancies.

No applications to consider.

6. Clerks Report and Correspondence.

The Clerks Report and correspondence were noted by members.

7. Public Participation.

No matters were raised.

8. MBC and KCC Councillors Reports.

KCC Councillor Webb and MBC Councillor Parfitt-Reid gave their apologies to the meeting.

9. Financial Matters.

a. Financial Statement.

The financial statement was circulated and approved by members.

b. Audit Clearance Notice (interim).

The Interim Audit Clearance Notice was noted by members.

c. Grant request from the Musket Brewery.

Members consider a request from the Musket Brewery for a grant of £300 towards a defibrillator. This was considered by members, and it was noted that the PC did not have a budget for grants, and that it had sought grants to fund its own defibrillator, therefore the PC was not in a position to give such a donation. It was therefore agreed that the Clerk respond to the request accordingly.

Action: Clerk to action.

10. Highways Matters.

It was reported that Redwall Lane had now been repaired by KCC, however it was still collapsing and was not in a satisfactory condition. The Clerk was asked to report this to Highways.

Action: Clerk to action.

Cllr Cresswell reported that a sign needed to be placed outside of the Village Hall to indicate that parking should be in the village car park. He asked the Clerk to include this on the HIP.

11. Planning Matters.

a. Applications Received.

22/503422/FULL - Wares Laceys Lane Linton Maidstone Kent ME17 4BE

Erection of a single storey rear extension.

22/503772/LBC - Court Lodge Vanity Lane Linton Kent ME17 4BP

Listed Building Consent for installation of dam membranes, repair of decayed oak post to store construction of new floors to rear lean-to, insertion of bifold doors to side elevation, insertion of new doorway to rear garden wall, and internal alterations including removal of modern partitions, and creation of en-suite shower room and dressing room to first floor.

22/504528/FULL - Stilebridge Kennels White House Farm Stilebridge Lane Linton Maidstone
Section 73 - Application for Minor Material Amendment to approved plans condition 2 (to allow changes to elevations, interior layout and changes to the roof ridge heights) pursuant to application 21/504880/FULL for Demolition all existing kennels and cattery buildings and erection of 4no. dwellings with associated landscaping.

MBC Applications Decisions

22/503574/SUB

White House Farm, Stilebridge Kennels Stilebridge Lane Linton Kent ME17 4DE

Submission of details pursuant to conditions: 9 (Great Crested Newt licence); and 10 (Water voles precaution strategy) in relation to planning permission 21/504880/FULL.

Application Permitted

22/503414/TCA

St Cross Linton Hill Linton Maidstone Kent ME17 4AR

Conservation area notification to cut one Ash tree down to minimum height of 4 feet.

TPO Served

22/502758/LAWPRO

Cedar House 1 Vicarage Fields Linton Kent ME17 4XL

Lawful Development Certificate for the Proposed installation of solar PV panels to rear slope of garage roof.

Application Permitted

22/502681/FULL

The Barn Redwall Lane Linton Maidstone Kent ME17 4AX

Erection of an annexe building ancillary to the main dwelling.

Application Permitted

22/500383/SUB

Mullion Court Linton Hill Linton Maidstone Kent ME17 4AP

Submission of Details to Discharge Condition 4 - Written details and samples subject to 21/505616/FULL.

Application Permitted

22/503989/NMAMD

Stilebridge Kennels White House Farm Stilebridge Lane Linton Maidstone Kent ME17 4DE

Non-material amendment in relation to planning permission 21/504880/FULL: To reposition Units 1 and 2 by approximately 1.5m towards their rear gardens, as shown on drawing reference: 325-P001b; and P002b.

Minor amendments to internal layouts.

Application Permitted

22/503772/LBC

Court Lodge Vanity Lane Linton Kent ME17 4BP

Listed Building Consent for installation of damp membranes, repair of decayed oak post to store, construction of new floors to rear lean-to, insertion of bi-fold doors to side elevation, insertion of new doorway to rear garden wall, and internal alterations including removal of modern partitions, and creation of en suite shower room and dressing room to first floor.

Application Refused

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

(1) There is insufficient information to demonstrate that the tanking works would preserve the significance and special interest of the grade II listed building and in the opinion of the local planning authority, the tanking works have resulted in clear harm, including the loss of historic fabric and harm to character and appearance of the building. It has not been clearly and convincingly justified that the tanking 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.

22/503476/SUB

Rankins Farm Linton Hill Linton Kent ME17 4AU

Submission of details pursuant to condition 3 (Landscaping Plan) of application 21/506542/FULL (Section 73 Application of 19/505352/FULL for - Erection of polytunnels with associated soft landscaping and drainage works, including the provision of swales and principle of reservoir)
Application Refused

The Council hereby REFUSES the detail(s) reserved by the Condition(s) as listed above for the following Reason(s):

(1) The proposed scheme will not adequately screen this area of polytunnels viewed from the south, southeast or southwest and the 5-year management plan is lacking in its scope, it is necessary to know the exact method of staking, there are inadequate details of planting sizes, inadequate implementation details and Copper beech in the woodland mix is not appropriate in landscape guidelines for the area.

22/503477/SUB

Rankins Farm Linton Hill Linton Kent ME17 4AU

Submission of details pursuant to condition 3 (Landscaping) in relation to planning permission 21/506532/FULL (Section 73 of application 18/506176/FULL for - Minor Material Amendment to condition 9 appended to planning permission ref: 18/500214 (erection of polytunnels with associated landscaping) to enable construction of drainage basins and swales.
Application Refused

The Council hereby REFUSES the detail(s) reserved by the Condition(s) as listed above for the following Reason(s):

(1) The proposed scheme will not adequately screen this area of polytunnels viewed from the south, southeast or east and the 5-year management plan is lacking in its scope, it is necessary to know the exact method of staking, there are inadequate details of planting sizes, inadequate implementation details and Copper beech in the woodland mix is not appropriate in the landscape guidelines for the area.

22/503422/FULL

Wares Laceys Lane Linton Maidstone Kent ME17 4BE

Erection of a single storey rear extension.

Application Permitted

22/503148/SUB

Greensand Health Centre Heath Road Linton Kent ME17 4NU

Submission of landscape details (amended from 19/505875/SUB) pursuant to condition 20 (Landscape scheme) in relation to planning permission 18/500618/FULL.
Application Permitted

21/506664/FULL

Rosehill Vanity Lane Linton Maidstone Kent ME17 4BP

Demolition and rebuilding of the existing barn to provide a 3-bedroom dwelling including rear pavilions linked by glass link. Re-routing and alteration of existing road access to allow separate access to house and barn and associated landscaping.

Application Permitted

Other Planning Matters

The Chairman reported that a tree at Toke Oast had been felled. He asked the Clerk to report this to Enforcement.

Action: Clerk to action.

12. Biodiversity and Climate Change.

Cllr Richer circulated the Biodiversity and Climate Change Policy for members consideration.

It was proposed by Cllr Cresswell to adopt this, this was seconded by Cllr Paterson and agreed by all present.

13. Member Reports.

a. Parish Allotments.

The Clerk reported that the invoices had been sent out for the 2022/23 tenancy year.

b. KALC.

No matters were raised.

c. Playground.

The Chairman reported that the PC now had £15500 towards the refurbishment of the play area. The Clerk was asked to circulate the quotation for this work.

Action: Clerk to action.

A discussion took place regarding the maintenance of the hedges on the perimeter of the recreation field and the Clerk was asked to seek a quotation from Landscape Services for this work.

Action: Clerk to progress.

d. Parish Website.

The Clerk informed members that the website still needed to be transferred over to the correct domain. Cllr Gerrish offered to assist with this if necessary.

e. Speed Watch.

Cllr Gerrish stated that he would undertake the training for Speed-watch in order to restate this in the parish.

f. Neighbourhood Watch.

No matters were reported.

g. Linton Village Hall.

Cllr Cresswell updated members on the current situation with the Village Hall.

h. Litter Pick

Cllr Richer reported that the litter pick took place on 1st October 2022 and 15 bags of litter were collected. The next one was scheduled for 3rd December.

Members thanked Hugo Firmin for carrying out a litter pick for the local community and collection 38 bags of rubbish.

14. Other matters and future agenda items.

No matters were raised.

15. Date of the next Meeting.

14th November 2022

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_____