

LINTON PARISH COUNCIL

**Mrs Sherrie Babington - Parish Clerk
4 Birkhall Close, Walderslade
Chatham, Kent, ME5 7QD**



**Email : clerk@lintonparishcouncil.gov.uk
Telephone : 01634 867173**

The next Meeting of Linton Parish Council will be held on Monday 12th January 2026 in Linton Village Hall at 7.30pm. Members are hereby summonsed to attend.

Members of the public are welcome.

AGENDA

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.

2. Declaration of Interests.

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.

To consider any Dispensation requests received by the Parish Clerk and not previously considered.

3. Parish Councillor Vacancy.

To consider any applications for the Parish Councillor vacancy.

4. Minutes of the previous meetings.

To consider the minutes of the previous meeting and if in order sign as a true record.

5. Matters arising from the minutes.

To consider any matters arising, not included on the agenda.

6. Public Participation.

To discuss any questions received by members of the public.

7. Clerks Report & Correspondence.

To consider the Clerks Report.

8. Adoption of BT Phone Box.

Members are asked to formally consider the adoption of the BT kiosk at the Village Hall, under the Adopt a Kiosk scheme, following confirmation from BT that the kiosk is eligible for transfer.

The adoption cost is £1.00. Members are requested to agree the adoption, authorise payment of the fee, and authorise the Clerk to sign the legal agreement on behalf of the Parish Council.

9. Local Government /Community Governance Review.

To receive any updates on Local Government Review and the Community Governance Review.

10. KCC & MBC Ward Councillor Reports.

To received reports from the KCC and Borough Councillors.

11. Financial Matters:

a. Financial Statement.

Financial Statement will be circulated in paperwork at PC meeting.

b. 2025/2026 Budget.

To consider the 2025/26 Budget and Precept.

12. Highways Matters and PROW.

To discuss highway related matters.

13. Planning Matters.

a. Planning Applications.

25/504409/FULL - The Bull Inn Linton Hill Linton Kent ME17 4AW

Demolition of existing lean to rear extension. Formation of new first floor door opening in rear gable. Installation of new external metal escape staircase. Internal alterations to facilitate new staircase.

25/504410/LBC - The Bull Inn Linton Hill Linton Kent ME17 4AW

Listed Building Consent for the demolition of existing lean to rear extension. Formation of new first floor door opening in rear gable. Installation of new external metal escape staircase. Internal alterations to facilitate new staircase.

25/504432/FULL - 26 Cornwallis Avenue Linton Kent ME17 4BW

Demolition of existing store and erection of a two storey side extension.

25/504886/FULL - 6 Wheelers Lane Linton Kent ME17 4BL

Demolition of existing conservatory with erection of a replacement single storey rear extension, and upgrades to existing side carport. Alterations to landscaping.

25/504089/HYBRID - Greensand Health Centre Heath Road Linton Kent ME17 4NU

Section 73 - Application to vary 25/502236/FULL for minor material amendment to approved plans condition 3 (to remove the zebra crossing plan), variation of condition 18 (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 31 (to remove the requirement for 2 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).

b. Planning Decisions.

25/504432/FULL

26 Cornwallis Avenue Linton Kent ME17 4BW

Demolition of existing store and erection of a two storey side extension.

Application Permitted

25/504409/FULL

The Bull Inn Linton Hill Linton Kent ME17 4AW

Demolition of existing lean to rear extension. Formation of new first floor door opening in rear gable. Installation of new external metal escape staircase.

Application Refused

The Council hereby REFUSES Planning Permission for the above for the following Reason(s):
(1)The application has not demonstrated that the proposed development would not result in a loss of significant historic fabric; plus the visual arrangement of the new door opening on the rear elevation, immediately adjacent to the existing window, in close proximity to the eaves and rising up above the valley junction, would appear cramped, cluttered and incongruous, which would be detrimental to the historic character and appearance of the Grade II listed building and would thereby diminish the positive contribution that it makes to the character of the Linton Conservation Area, which in turn would impact detrimentally on views within and into the conservation area, causing harm to its significance. The level of harm is considered to be less than substantial and there are not considered to be any public benefits which outweigh the harm. To grant planning permission would therefore be contrary to policies LPRSP14(B) and LPRENV1 of the Maidstone Borough Local Plan Review 2021-2038 and national planning policy set out in The National Planning Policy Framework (December 2024).

(2)The proposed external staircase would be an unneighbourly form of development, detrimental to the residential amenities of occupiers of Forge Cottage and their reasonable enjoyment of their property, in that it would provide an elevated platform which would enable overlooking of the most private amenity area of Forge Cottage and result in an unacceptable feeling of being overlooked. To permit the proposal would therefore, be contrary to Policy LPRSP15 of the Maidstone Borough Local Plan Review 2024 and national planning policy contained in The National Planning Policy Framework (December 2024).

25/504410/LBC

The Bull Inn Linton Hill Linton Kent ME17 4AW

Listed Building Consent for demolition of existing lean-to rear extension. Formation of new first floor door opening in rear gable. Installation of new external metal escape staircase. Internal alterations to facilitate new staircase.

Application Refused

The Council hereby REFUSES listed building consent for the above for the following Reason(s):

(1)The application has not demonstrated that the proposed works would not result in a loss of significant historic fabric and/or harm to the plan form of the grade II listed building, plus the visual arrangement of the new door opening on the rear elevation, immediately adjacent to the existing window, in close proximity to the eaves and rising up above the valley junction, would appear cramped, cluttered and incongruous. The level of harm is considered to be less than substantial and there are not considered to be any public benefits which outweigh the harm. To permit the works would therefore be contrary to policies LPRSP14(B) and LPRENV1 of the Maidstone Borough Local Plan Review 2021 2038 and national planning policy set out in The National Planning Policy Framework (December 2024)

25/504290/PNQCLA

Burford Farm Redwall Lane Linton Kent ME17 4BD

Prior notification for the change of use of existing agricultural buildings (The Hay Barn) and (The Shed) and any land within its curtilage from agricultural to six residential dwellings. For its prior approval to: Transport and Highways impact of the development. Noise impacts of the development. Contamination risks on the site. Flooding risks on the site. Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). Design and external appearance impacts on the building. Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Prior Approval Refused

The Council hereby REFUSES Prior Approval for the above for the following Reason(s):

(1)The submission confirms that the site was part of an established agricultural unit on 24 July 2023; and that the site ceased to be part of an established agricultural unit after 24 July 2023. The site has not been part of established agricultural unit for period of at least 10yrs before the date development under Class Q begins. The development would not therefore, accord with the limitations set out in Schedule 2, Part 3, Class Q.1(b)(i) and (ii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

(2)The internal floor area of the proposed dwelling in The Shed fails to accord with the Government's nationally described space standard issued by the Department for Communities and Local Government (2015 as read with notes dated 19th May 2016). The development would not therefore accord with the limitations set out in Schedule 2, Part 3, Class Q.1(o) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

25/504132/LAWPRO

Cuckoo Field House Linton Park Linton Kent ME17 4AN

Lawful Development Certificate for the proposed erection of a single storey rear extension
Application Refused

The Council hereby REFUSES to grant your certificate dated 09.10.2025 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 and edged red on the plan attached within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

The grounds for refusal are:

(1)The proposal would not meet the criteria of paragraph (j)(iii) of Class A, Part 1, Schedule 2 of the Town, and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the enlarged part of the dwellinghouse would extend beyond two walls forming side elevations of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. Planning permission is therefore, required and the Lawful Development Certificate is refused

c. Other Planning Matters.

To consider other planning matters.

14. Other Reports.

To received reports for the following:

a. Allotments.

To receive an update on the allotments.

b. KALC.

To receive any reports from KALC.

c. Playground.

To receive an update on the Playground.

d. Website.

To consider any matters relating to the Linton Website.

e. Speed Watch.

To receive an update regarding Speed Watch.

f. Neighbourhood Watch Report.

To receive a report on NHW.

g. Linton Village Hall.

To receive a report regarding the Village Hall.

h. Parish Newsletter.

To consider the Parish Newsletter.

i. Parish Litter pick.

To receive an update re Litter Pick.

15. Other Matters and Items for the next Agenda.

16. Date of next Meeting – 2nd February 2026

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Mrs Sherrie Babington
Clerk to the Parish Council