

Linton Parish Council

The Minutes of the Meeting of Linton Parish Council held in Linton Village Hall
on Monday 1st June 2026 at 7.30pm

Councillors present: Patricia Burden
Bernard Cresswell
Patrick Gerrish
Peter Paterson
Caroline Richer
Tony DiMarco

Also present: Mrs. Sherrie Babington (Parish Clerk), MBC Ward Councillors Brain Clarke and Simon Wales.

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.

No apologies were received.

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 11th May 2026 were circulated and approved as a true record.

*Proposed by Cllr Paterson
Seconded by Cllr DiMarco.*

Resolved:

That the Minutes of the Annual Statutory Meeting held on 11th May 2026 be approved as a true record and signed by the Chairman.

5. Matters Arising.

Members noted the actions from the previous meeting.

Members discussed the BT telephone box. It was noted that the Parish Council was still experiencing difficulty obtaining a suitable key or lock for the telephone box. Members discussed whether BT may be able to advise where the lock had been obtained from or whether a replacement lock could be sourced.

Action: Clerk to contact BT regarding the telephone box lock.

Members noted that clarification was still awaited regarding the litter pick arrangements and the separation of waste into different bags. The Clerk confirmed that she had chased the matter and would continue to do so.

Action: Clerk to continue chasing clarification regarding litter pick bag arrangements.

6. Public Participation.

No members of the public were present.

7. Clerk's Report & Correspondence.

The Clerk advised that there was nothing further to bring to Members' attention that had not already been circulated by email.

8. Local Government Reorganisation.

Members noted that there was no update on Local Government Reorganisation and that further information was still awaited, with an update anticipated around July.

9. KCC & MBC Ward Councillor Reports.

Ward Councillors Clarke and Wales provided a report to Members.

Cllr Clarke reported on issues arising from the closure of Miller Heights in Maidstone. Members were advised that the building had been closed due to safety concerns and that residents were unlikely to be able to return for at least 16 weeks, possibly longer. Concerns were raised regarding the wider implications of permitted development conversions and whether other buildings had been properly inspected.

Cllr Wales explained the background to permitted development rights and the difficulties caused where office buildings had been converted to residential accommodation without the same level of planning scrutiny.

Members also discussed water infrastructure. Cllr Wales advised that water companies were not currently statutory consultees in the planning process, which made it difficult for planning authorities to rely on water supply or infrastructure concerns as a reason for refusal. Members were advised that the Government's water proposals may include making water companies statutory consultees in planning, which would be a positive step.

Members discussed recent water outages affecting nearby areas and the difficulties experienced with Southern Water's response, including the provision and distribution of bottled water. Cllr Wales explained that local intervention had been required to help secure suitable sites for water stations.

Members raised concern that local residents and parish councils often identify infrastructure problems but that, at appeal, the Planning Inspectorate places significant weight on the views of statutory technical consultees, such as Kent Highways.

Members also discussed the Maidstone Local Plan call for sites. Cllr Wales advised that he understood the call for sites was due to go out in May time.

Members thanked Cllrs Clarke and Wales for their attendance and report.

10. Financial Matters.

a. Financial Statement.

Members considered the financial statement.

Members considered the financial position, and no queries were raised.

Resolved:

That the financial statement be approved.

Proposed by: Cllr Gerrish

Seconded by: Cllr Paterson

Agreed by all present.

11. Highways Matters and PROW.

To discuss highway related matters.

Members discussed the Highways Improvement Plan and the next steps following correspondence received from Kent County Council.

The Clerk advised that forms had been received in relation to the Highways Improvement Plan process. Members considered that a meeting with the highways officer should take place as a first step so that the process and options could be properly explained.

Members discussed availability for a meeting with the highways officer. It was suggested that the meeting should preferably take place in person so that the relevant locations could be viewed. Members suggested Tuesday 9th June 2026 at 11.00am, meeting at the church.

Action: Clerk to contact KCC Highways to request an in-person meeting at the church, preferably on Tuesday 9th June 2026 at 11.00am, and confirm arrangements by email.

Cllr Gerrish advised that he intended to walk the public footpaths over the next month or two to assess their condition.

Members noted that the Kent Ramblers walk was due to take place on Thursday 18th June 2026.

No further highways or Public Rights of Way matters were raised.

12. Planning Matters.

a. Planning Applications.

26/501579/FULL - Land Adjacent Wares Farm Redwall Lane Linton Kent

Erection of new greenhouse for plant breeding and crossing and associated infrastructure.

Members considered the application and no objection was raised.

Resolved:

That no objection be submitted in respect of application 26/501579/FULL.

b. Planning Decisions

26/501242/PNQCLA

Burford Farm Redwall Lane Linton Kent ME17 4BD

Prior notification for the change of use of a building and any land within its curtilage from agricultural to 5no. dwellinghouses and associated operational development.

Prior Approval Granted.

26/501154/LAWPRO

1 Cornwallis Cottages Heath Road Linton Kent ME17 4NR

Lawful Development Certificate for the proposed siting of a mobile home as ancillary accommodation, within the residential curtilage of 1 Cornwallis Cottages.

Application Permitted.

c. Other Planning Matters.

Members discussed the removal of a large willow tree near the Bull. It was noted that the tree was located within the conservation area and Members queried whether consent had been sought.

The Clerk advised that no application had been received by the Parish Council, but if details and photographs were provided, she would look into the matter.

Action: Cllr Gerrish to provide the Clerk with details and photographs of the removed willow tree.

13. Other Reports.a. Allotments:

No matters were raised under allotments.

Members noted that photographs of the allotments would be useful for the Parish Council website.

Action: Cllr Gerrish to provide photographs of the allotments for the website.

b. KALC:

No updates were received.

c. Playground:

Members considered the playground inspection report. The Clerk advised that the latest inspection had identified some items, including comments regarding the benches, the basket swing chain and a missing item on the trim trail. Members discussed the basket swing chain and considered that, from the photograph provided, it did not appear to require immediate replacement.

Members then considered the grant funding project for the playground. The Clerk had obtained quotations for picnic benches and a basketball hoop / ball shoot item.

Members discussed the number of picnic benches to be provided and agreed that two natural brown hexagonal picnic benches should be ordered. Members discussed delivery and installation. It was agreed that the benches should be delivered to Cllr Paterson, who would assist with delivery to site and installation.

Members considered the quotation for the basketball hoop at £3,749 plus VAT.

Members agreed that the basketball hoop and two picnic benches should be progressed, with the final positioning to be agreed on site.

Resolved:

That the Parish Council proceed with the order for a basketball hoop at £3,749 plus VAT and two natural brown hexagonal picnic benches, subject to final site positioning.

Resolved:

That Cllr Paterson assist with delivery and installation arrangements for the picnic benches.

Action: Clerk to place the order for the basketball hoop and two natural brown hexagonal picnic benches.

Action: Clerk to liaise with Cllr Paterson regarding delivery arrangements.

Action: Members to agree final siting of the basketball hoop and picnic benches on site.

d. Website:

To consider any matters relating to the Linton Website.

The Clerk advised that she had started updating the website.

Members discussed the importance of the website as the main source of information for residents, particularly as the Parish Council was no longer producing newsletters in the same way and had not held an Annual Parish Meeting.

Members discussed the need for better photographs and local content, including images of the playground, allotments, church, alms-houses, pub and wider village. Members agreed that more photographs would make the website more useful and engaging.

The Clerk advised that she could generate a QR code for the website to encourage residents to visit and register for updates. Members noted that there were currently only a small number of residents registered for website updates and that further promotion would be needed once the website had been improved.

e. Speed Watch:

Cllr Gerrish reported on Speed.

f. Neighbourhood Watch:

No matters were reported.

g. Linton Village Hall:

No matters were reported.

h. Parish Annual Report:

Members discussed the Parish Annual Report.

Cllr Cresswell advised that he had drafted an opening section explaining why residents were receiving an Annual Report, particularly as newsletters were no longer being produced and the Annual Parish Meeting had not taken place.

Action: Cllr Cresswell to continue preparing the Parish Annual Report.

i. Parish Litter Pick:

Cllr Richer reported on this matter.

14. Other Matters and Items for the Next Agenda.

Members discussed overhanging shrubs and vegetation near the Bull, which were obstructing the footway and causing pedestrians to step into the road.

Members agreed that the matter should be raised with the Bull and, if necessary, reported to Kent Highways.

Action: Clerk to email the Bull regarding the overhanging vegetation affecting the footway.

Action: Clerk to report the matter to Kent Highways if appropriate.

Members discussed Parish Council policies. It was noted that a policy review would be coming forward and that this should include policies relating to IT, data protection and use of .gov.uk email addresses.

Action: Policy review to be placed on a future agenda.

15. Date of Next Meeting.

The next meeting of Linton Parish Council to be held on Monday 13th July 2026 at 7.30pm in Linton Village Hall.

There being no further business, the meeting closed at 8.40pm.

Signed: _____
(Chairman)

Date: _____