



## **Minutes of the Planning Committee Meeting**

### **Loose Parish Pavilion**

**Monday 7 August 2023 at 6.45pm**

**Present:** Tony Oliver (Vice Chairman) (TO), Vianne Gibbons (VG) Peter Rigby (PR), and Kim Owen (Clerk) (KO) who took the minutes.

#### **Members of the Public/representatives in attendance**

There were no members of the public present.

**1. To receive and record any apologies for absence.**

Apologies were received from Jim Andrew (JA) (On holiday).

No apologies were received from Velma Bennett (VB)

**2. To receive and agree any decision regarding any item to be taken as confidential.**

None.

**3. To receive any declarations of pecuniary interest on items in the agenda.**

(In accordance with the NALC Model Code of Conduct for Parish Councils (pursuant to section 27 of the Localism Act 2011). In addition, any declaration of personal or prejudicial interest. (As agreed by LPC 21 Jan 13)

None.

**4. To receive any signed dispensation requests for any item on this agenda.**

For Councillors to approve/disapprove as appropriate and to agree the reason for the dispensation if approved. (see dispensation form.) This follows the agreement made by the LPC at the meeting on the 17 July 2017.

None.

**5. To agree the minutes from the Planning Committee meeting of 10 July 2023 (Pages 629-630).**

The minutes of the meeting of 10 July 2023 were **AGREED** and signed by Vice Chairman.

**6. To receive any representations made by the public or by organisations.**

None.

**7. 23/503252/FULL - Salts Farm Salts Lane Loose Kent ME15 0BD.**

Demolition of existing buildings. Erection of 2no. barntype dwellings with ancillary development, landscape enhancement and repairs to rear elevation of listed barn (Comments by 21 August 2023).

The Committee **AGREED** that agenda item 7 and 8 will be dealt with together as they are the same property. After discussion the Committee agreed that they object to applications 23/503252/FULL and 23/503253/LBC on the following grounds:

- In November 2021 a similar application 21/504511/Full for this property was refused as follows:

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

1. The proposed development by virtue of its scale, design and layout, would cause less than substantial harm to the significance of the adjacent listed buildings and the Loose Valley Conservation Area; and would consolidate sporadic and urbanising development in the landscape, causing adverse harm to the character and appearance of the countryside hereabouts. The public benefits of the proposal do not outweigh the identified harm and the proposal would represent poor design, contrary to policies SS1, SP17, SP18, DM1, DM4, and DM30 of the Maidstone Local Plan (2017); policies LP3, DQ1 and DQ2 of the Loose Neighbourhood Plan (2018-2031); and paragraphs 130, 134, 174, 189, 197, 199, 200 and 202 of the National Planning Policy Framework (2021). (2) The application, including the submitted Heritage Statement, has failed to appropriately assess the historic value of the existing buildings on the site, contrary to policies DM1, DM4 and SP18 of the Maidstone Local Plan (2017); policies LP3 and DQ2 of the Loose Neighbourhood Plan (2018-2031); and paragraphs 189, 194, 195 and 197 of the National Planning Policy Framework (2021). Mr Kevin Tremain C/O Rayner Davies Architects FAO: Mr Ewan Davies Studio A Quayside House Chatham Maritime Chatham Kent ME4 4QZ (3) The submission has failed to demonstrate that protected species would not be adversely impacted upon as a result of the proposed development. This would be contrary to policies DM1 and DM3 of the Maidstone Local Plan (2017); policies LP3 and LP4 of the Loose Neighbourhood Plan (2018-2031); Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations & Their Impact Within the Planning System; Natural England Standing Advice; and paragraphs 174 and 180 of the National Planning Policy Framework (2021).
2. The application, including the submitted Heritage Statement, has failed to appropriately assess the historic value of the existing buildings on the site, contrary to policies DM1, DM4 and SP18 of the Maidstone Local Plan (2017); policies LP3 and DQ2 of the Loose Neighbourhood Plan (2018-2031); and paragraphs 189, 194, 195 and 197 of the National Planning Policy Framework (2021).
3. The submission has failed to demonstrate that protected species would not be adversely impacted upon as a result of the proposed development. This would be contrary to policies DM1 and DM3 of the Maidstone Local Plan (2017); policies LP3 and LP4 of the Loose Neighbourhood Plan (2018-2031); Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations & Their Impact Within the Planning System; Natural England Standing Advice; and paragraphs 174 and 180 of the National Planning Policy Framework (2021).

The Committee feels that none of above causes for the original refusal have been address and also restate their original objections from October 21 as follows:

- In the vicinity of the application site since 2015 there has been a plethora of applications that have been refused primarily due to issues with access to and from the A229. These are 04/1477, 10/0765, 15/509683 all 51 Linton Rd and 116/507854, 57/59 Linton Rd. They all have relevance to the LPC objection to this application. There is insufficient room on the access road for two vehicles to pass which may cause a vehicle to reverse out into the A229 which would create a significant hazard to highway safety particularly given the volume and speed of traffic using the A229. Additionally, vehicles queuing on the A229 to wait for vehicles to exit from the access road would again be hazardous. Rosemount Close joining the A229 on the west side also adds to potential highway danger at this point. These issues have been upheld as serious risks by the Highway Authority in the past.
- A previous application for planning permission for a single dwelling to the rear of 51 Linton Road was refused and dismissed at appeal even though the applicant proposed improvements to the access road onto the A229 to overcome Council concerns relating to access. This application does not appear to consider any changes at this point. In the interest of consistency, it should be rejected.
- The access road forms part of a Public Right of Way (KM68) and is widely used by local residents and ramblers. The increase in vehicular traffic and the narrow width of the access road could be detrimental to the safety of pedestrians.
- Proposals are in a conservation area and the proposed dwellings are c.3m. higher than the existing ones. Accepting the existing buildings do little to enhance the setting of heritage and listed buildings nearby neither do the proposed ones given their increased height. Nearby application 15/509683 (51 Linton Rd), which was for one dwelling, was rejected as being detrimental to visual amenity.
- If the development were to go ahead there would a problem as large lorries cannot access the site without major damage to land and cause nuisance to local residents. Further the removal of any hazardous materials would have to be undertaken in strict accordance with regulations and consideration for local residents.
- Hearsay tells us that the length of access track north from the track to the site may not be in the ownership of the applicant.

The Committee also states:

- That the access situation is still an issue and since 2021 there has been an increase in traffic using the A229 and in the last few weeks there have been 5 major accidents in that area.
- That there is concern over the demolition of a grade 2 listed building when it could be incorporated into any proposed changes.
- The latest heritage statement talks about the Loose Neighbourhood Plan but the proposals still do not take into consideration the character and distinctiveness of the area.

- That wildlife in the area need further consideration.

The Committee wishes to see the application refused and request the application is reported to the Planning Committee for the planning reasons set out above.

**8. 23/503253/LBC - Salts Farm Salts Lane Loose Kent ME15 0BD.**

Listed Building Consent for demolition of existing buildings. Erection of 2no. barn-type dwellings with ancillary development, landscape enhancement and repairs to rear elevation of listed barn (Comments by 21 August 2023).

See agenda item 7.

**9. To receive other items for discussion. Information only.**

None.

**10. Date of next meeting: 21 August 2023**

**Meeting concluded at 7.11pm**

**Signed Committee Chairman .....**

**Dated: .....**