



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

9 January 2023 at 6.45pm

Present: Jim Andrew (Chairman) (JA), Peter Rigby (PR) Tony Oliver (TO), Velma Bennett (VB), Nicky Bourne (Deputy Clerk) (NB) and Kim Owen (Clerk) (KO) took the minutes.

Members of the Public/representatives in attendance

There were four members of the public present at the meeting.

1. To receive and record any apologies for absence.

Apologies were received from Vianne Gibbons (VG) (Working).

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 5 December 2022 (Pages 606-607).

The Committee **AGREED** to move the agreement of the minutes of the meeting on 5 December 2022 to the next meeting so three members of the committee who attended that meeting can agree the minutes as correct.

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

Members of the public were present to speak on agenda item 7.

7. 22/505923/OUT - Tanglewood Forstal Lane Coxheath Kent ME15 0QE.

Outline application for the erection of 9no. custom and self-build dwellings. Provision of vehicular access from Forstal Lane and pedestrian access from Forstal Lane including associated infrastructure and earthworks. (All matters reserved except for access) (Comments by 13 January 2023).

The Committee identified the scope of the application and its submitted comments. The developer then spoke to explain who they were and how the self-build plot will operate. Members of the public raised concerns about the increase in traffic from the site affecting Well Street and issues that may arise with construction traffic whilst the build is taking place. After discussion the Committee **AGREED** to object as the application fails on the following:

As the site is in the Loose Valley Landscape area of local value the proposal was considered to cause harm to the character and appearance of the area. This harm was not considered to be outweighed by the benefits associated in the provision of 9no custom and self-build houses.

The Loose Neighbourhood Plan states:

- “5.23 The consultation work has identified that “rat-running” (i.e. vehicles using minor country lanes rather than the main road) is prevalent along Busbridge Road, Salts Lane, Church Street, Well Street and Highbanks.”
- “5.24 The neighbourhood plan identified that these roads need to be protected, and that any further development along these routes should be resisted in order to maintain that protection longer term.”

The National Planning Policy Framework states:

- “Section 9 Para 111- Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.”
Property and infrastructure damage have been reported in Well Street and safety issues raised resulting from increased traffic volumes arising from recent development in Forstal Lane using Well Street. Any development that would lead to increase in volumes of traffic in Well Street should be resisted.

The Loose Neighbourhood Plan states:

- “LP3/3 Proposals for development will be required to retain the character and setting of the area and should seek to avoid coalescence with the settlements of Coxheath, Boughton Monchelsea, Tovil, East Farleigh and Linton.”
The location of the proposals creates coalescence between Loose and Coxheath.

8. 22/505811/LAWPRO - 37 Leonard Gould Way Loose Kent ME15 9FX.

Lawful Development Certificate for Proposed erection of rear dormer loft conversion (with Juliet balcony) and installation of 3no. rooflights to front roof slope.

After discussion the Committee **AGREED** they had no objections to the application.

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

Application 22/503920/Full (The Cornwallis School) - JA advised that the application was discussed at the MBC Planning Committee on 15 December 2022. He attended and spoke regarding the Council’s objection to the application. After discussion the MBC Planning Committee agreed to grant planning permission. The resolution was in line with officer recommendation (subject to changes to conditions) with the recommendation stating that the decision was subject to consultation responses from Sport England and KCC Highways. MBC have received comments from Sports England but the comments from KCC Highways will not be available until mid-January.

10. Date of next meeting: 23 January 2023

Meeting concluded at 19.53pm

Signed Committee Chairman

Dated: