



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

Monday 18 September 2023 at 6.45pm

Present: Jim Andrew (JA), Tony Oliver (TO), Velma Bennett (VB), 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 Vianne Gibbons (VG) (Training)

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 4 September 2023 (Pages 637-638).

The minutes of the meeting on 4 September 2023 were duly **AGREED** and signed by the Chairman.

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

None.

7. 23/503672/TPOA - 6 Old Loose Close Loose Maidstone Kent ME15 0BJ.

TPO application to prune lateral growth of one leylandii away from property by 1-2m; Remove 4 lowest branches from one sequoia growing towards the property and remove short dead branch stubs (Comments by 19 September 2023).

After discussion the Committee **AGREED** that they would refer the application to the Landscape Officer.

8. 23/503590/FULL - Land At Carman's Close Loose Kent ME15 0AT.

Demolition of 3no. existing garages and greenhouse, reconfiguration of garden land and erection of 2no. detached dwellings with 2no. cycle stores and associated access and parking (resubmission: 22/504216/FULL) (Comments by 22 September 2023).

After discussion the Committee **AGREED** that they object to the application on the following grounds:

- The 5-year housing plan, MBC can currently demonstrate 5-year supply and proposals in the draft local plan have a long-term plan options to not only maintain but to not exceed current targets. The Council has enough options put forward in the 'Call for sites' exercise that the proposed site of these two properties has little impact to meet necessary housing targets.
- As this proposal lays outside settlement boundaries and is therefore located in the open countryside and by definition in an unsustainable location. The properties should be of an exceptional design in order to mitigate the harm. This proposal falls short of exceptional design (Local Plan SP17).
- The Preliminary Ecological Appraisal (PEA) used for this application is dated August 2022 and is not up to date or reflective of changes that may have occurred since the previous application. There is reference to a need to deliver 10% increase in Biodiversity net gain (BNG) on development sites. This is a mandatory requirement. The PEA confirms that no BNG has been carried out in support of this application. The proposal falls short particularly with regards to Biodiversity. The planning statement indicates that there is no loss of biodiversity but prior to the previous application the whole frontage was cleared of over 10 mature trees and various other vegetation. There is no attempt, in this application, to mitigate the very real losses let alone to try and improve biodiversity on the site.
- Bats are common in this area and the site itself provides roosting opportunity for various species. The bat survey provided, points out the need for further investigation but this does not appear to have been done.
- The site frontage currently provides on street parking for at least 4 cars and these would be lost if the properties were built. There is already a shortage of parking particularly at school drop off and pick up times in the area.
- The area has already been developed to the maximum of its capacity to saturation point and any further building will be to the detriment of the residents and is totally unacceptable.

If Officers are minded to approve the application the Council would like it called in.

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

None.

10. Date of next meeting: 2 October 2023.

Meeting concluded at 7.15pm

Signed Committee Chairman

Dated: