



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

### **Loose Parish Pavilion**

**Tuesday 9 May 2023 at 6pm**

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

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

There were five members of the public present.

Housekeeping Rules were explained by Chairman.

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

No apologies received from Vianne Gibbons and Velma Bennett.

**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 17 April 2023 (Pages 619-620).**

The minutes of the meeting of 17 April 2023 were **AGREED** and signed by the Chairman.

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

Four residents asked to speak on agenda item 7, one on agenda item 9 and one on agenda item 13.

**7. 23/501245/FULL - Land North East Of 8 Linton Road Loose Maidstone Kent ME15 0AB.**

Erection of 1no. four-bedroom dwelling and detached garage with associated parking (Comments by 8 May 2023).

Residents raised concerns on this application and objected on the following grounds:

- The application says there is a canopy of trees covering the property. However, they are deciduous so will not shield the building all year round.
- The large amount of glass will overlook the gardens and houses in Old Loose Close including bedrooms of the properties.

- There is concern about water disturbance as the area has springs and any building works could impact the properties below. This has happened before with other building work in the same area.
- The retaining walls below the application could be destabilised with any building works.
- Residents do not want a president set as there could be further building works carried out in the area.

After discussion the Committee **AGREED** that they object to the application. They wish to see the application refused and request that the application is reported to the Planning Committee for the planning reasons set out below:

- There has been development in this area prior to this application which has led to intensification.
- The area is susceptible to ground water issues and any excavation works could alter the paths of springs which could detrimentally affect the properties to the north west below the site.
- As the development is at a top of an escarpment and there are several retaining walls at the bottom of the escarpment any disturbance of the ground on the site could be detrimental to these walls.
- Highways objected to the previous application as it would result in an intensified use of an existing inadequate access to the A229 Linton Road, where visibility to the south is restricted. Although they have not currently objected to this new application it is more relevant today with the increase in the volume of traffic.
- The proposed development is likely to have an adverse impact upon mature trees which are of high amenity value and make a positive contribution to the character and appearance of the Loose Valley Conservation Area and Area of Local Landscape Importance.
- The proposed development, by virtue of its scale, design, bulk and positioning, would be overly prominent and overpowering and would cause unacceptable harm to the character and appearance of the Loose Valley Conservation Area, the Area of Local Landscape Importance.

The Council **AGREED** to take Agenda item 9 next and then Agenda item 13.

**8. 23/501683/FULL - 10 Valley Drive Loose Maidstone Kent ME15 9TJ.**

Erection of single storey rear extension including insertion of 2no. roof lights and changes to fenestration (Comments by 9 May 2023).

After discussion the Committee **AGREED** that they have no objections to the application but do not request the application is reported to Planning Committee.

**9. 23/23/501534/FULL - 1 & 2 Forstal Park Well Street Loose Kent ME15 0QE.**

Part retrospective application for the erection of a day room, and amendment to site layout of permitted gypsy and traveller site approved under 22/504364/FULL to show relocated mobile homes and position of access track (Comments by 11 May 2023)

Concerns were raised about the number of retrospective applications being put in on this site and the confusion it causes. After discussion the Committee **AGREED** that they object to the application on the grounds that the application affects the Loose Valley Landscape of local value but do not request the application is reported to the Planning Committee. The Council strongly suggests that the site be visited by MBC to ascertain what is actually on the site. Council would also like verification on what the statutory requirements are for day centre for 2 mobile homes.

- 10. 23/501874/TPOA - Linton House 18 Rosemount Close Loose Kent ME15 0AJ.**  
 TPO application to crown reduce one Beech to height of 22m and lateral spread of 20m (Comments by 11 May 2023).  
 After discussion the Committee **AGREED** that they are happy to refer the application to the Landscape Officer provided any works completed safeguards the tree.
- 11. 23/501776/TCA - Florence Cottage Church Street Loose Kent ME15 0BX.**  
 Conservation area notification to fell one Yew to ground level.  
 After discussion the Committee **AGREED** to refer the application to the Landscape Officer.
- 12. 23/501907/TCA - Springbank Salts Lane Loose Kent ME15 0BD**  
 Conservation area notification to fell one apple tree to ground-level; Fell one Elder tree to ground level; Fell one Cobnut tree to ground-level; Fell one Greengage to ground-level; Remove the lowest branch on one silver birch. Fell one Almond to ground-level.  
 After discussion the Committee **AGREED** to refer the application to the Landscape Officer and asked that all felled trees are replaced with suitable specimens.
- 13. 23/501709/FULL - Milldean Pickering Street Loose Maidstone Kent.**  
 Redevelopment of existing garage to create 1.5 storey detached annexe, including erection of a side extension and construction of a new roof with increased eaves and ridge heights (Comments by 24 May 2023).  
 The applicant discussed the application and explained why the redevelopment was necessary. After discussion the Committee **AGREED** that they had no objections to the application and requested that the application is reported to the Planning Committee.
- 14. 23/501990/TPOA - 6 Old Loose Close Loose Kent ME15 0BJ.**  
 TPO Application to reduce the height of One Acacia Tree (T1) by 5m-6m leaving the tree 5m-6m above ground level (Comments 24 May 2023).  
 After discussion the Committee **AGREED** refer to the landscape Officer.
- 15. To receive other items for discussion. Information only.**  
 None.
- 16. Date of next meeting: To Be advised**

**Meeting concluded at 7.16pm**

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

**Dated: .....**