



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

Monday 11 November 2024 at 6.45pm

Present: Jim Andrew (JA) (Chairman), Sue Hill (SH), Neil Lettington (NL), Vianne Gibbons (VG).
Kim Owen (KO) (Clerk), 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 Mick Westwood (MW – Prior engagement)

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 meetings of 14 October (Pages 683 - 685).

The minutes of the meeting of 14 October 2024 were **AGREED** and signed by the Chairman.

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

None.

7. Maidstone Borough Gypsy, Traveller and Traveling Showpeople Development Plan Document – Preferred Approaches (Regulation 18b) Consultation

The Committee discussed the MBC Gypsy, Traveller and Travelling Showpeople (GT&TS) development plan consultation and **AGREED** to submit the following comments on the document:

- Page 4 of the document

In determining whether persons are “gypsies and travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

- a) whether they previously led a nomadic habit of life
- b) the reasons for ceasing their nomadic habit of life

c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances

It is paramount that these issues should be established.

- Page 14 of document - In MBC's vision statement (page 14 of the Preferred Approaches document) it states that one of its aims is that by 2040 GT&TS should have the same opportunities and responsibilities as the settled community. This is all well and good, but the level of unauthorised GT&TS development does suggest that in the past responsibility has not always been shown.
- Page 14, a stated objective is to meet the needs of the GT&TS community while respecting the needs of the settled one. A settled community could be any size and could be as small as a few houses in a very rural setting. There are examples of GT&TS sites elsewhere expanding so much that they have created an imbalance in the area. The objective and policies need to be very clear about how the interests of the settled community will be safeguarded.
- On page 20, paragraph 2 needs to relate to the number of residents on site.
- Page 15 Spatial Strategy – No locations identified in Loose but there are several sites in Coxheath.
- Policy TR5(b) proposes allocating sites with reasonable access to local services and facilities. It will be difficult to find such sites that also provide enough land to satisfy the preference of many GT&TS families to have a large area to accommodate extended families, stables, show equipment etc. More land tends to be available in rural locations from where the ability to walk, cycle or use public transport is more restricted.
- Policy TR6(b) – “does not distract from” would be a better from of words than “dominate”.
- Policy TR6(d) - The size of static caravans and the narrowness of rural lanes makes access in rural areas challenging. To meet the requirements of policy TR6(d) ('safely accessible to and from the public highway by all vehicles using the site') will often not be possible without causing major disruption.
- If sites are to be allocated closer to local services, this could also bring them closer to the edge of the settled community. This could be an unwelcome contributory step towards coalescence of currently separate villages.
- Policy TR7 - A tricky issue arises when considering environmental and landscaping aspects (covered in policy TR7). Development associated with GT&TS inevitably has an impact on a rural setting, which can be difficult to mitigate. Conflict could arise between site allocations/planning applications and landscape protection policies in the Local Plan and neighbourhood plans.
- TR7(b) – Needs clarification whether a 3.5 tonnes vehicle is weight of vehicle or carrying capacity.
- TR7(d) – Should read ‘Provide and maintain landscaping to reinforce boundary of the site.
- Page 34 – Number of caravans recorded in the biannual caravan count – should there not be a target set?

8. 24/504034/FULL 20 Leonard Gould Way Loose Kent ME15 9FX

Change use of the attached garage to a storage/playroom. Fenestration alteration.

After discussion the Committee **AGREED** they had no objections to the application. The Committee does not want the application called in.

9. 24/503917/FULL Old Forge House Busbridge Road Loose Kent ME15 0ER

Removal of door to front of property.

After discussion the Committee **AGREED** they had no objections to the application. The Committee does not want the application called in.

10. 24/504431/TPOA 1 Old Loose Close Loose Kent ME15 OBJ

TPO application to reduce one Horse Chestnut (T1) to height of 16m, radial distances North: 7m, East: 7m, South: 3m, West: 6m, and one Copper Beech (T2) to height of 19m, radial distances North: 6m, East: 9m, South: 6m, and West: 10m.

After discussion the Committee **AGREED** to refer the application to the Landscape officer. They do not want the application called in.

11. 24/504167/FULL 478D Loose Road Maidstone Kent ME15 9UB.

Demolition of existing single storey dwelling and outbuilding, and erection of a self-build detached one bedroom bungalow with associated parking and access.

After discussion the Committee **AGREED** they had no objections to the application. The Committee does not want the application called in.

12. Land at Pested Bars.

No update.

13. TPO update

No update.

14. Enforcement - Meeting to be closed to members of the public.

No update.

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

None.

16. Date of next meeting: 25 November 2024.

Meeting concluded at 7.28pm

Signed Committee Chairman

Dated: