



Minutes of the Planning Committee Meeting Loose Parish Pavilion 5 September 2022 at 6.45pm

Present: Jim Andrew (Chairman) (JA), Peter Rigby (PR) Velma Bennett (VB), Vianne Gibbons (VG), Nicky Bourne (Deputy Clerk) (NB) took the minutes.

Members of the Public/representatives in attendance

There were 3 members of the public present at the meeting.

1. To receive and record any apologies for absence.

Apologies were received from Tony Oliver (Vice Chairman) (TO).

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 15 August 2022 (Pages 588-589).

The minutes of meeting on 15 August were **AGREED** and signed by the Chairman.

6. To receive any representations made by the public.

Members of the public attended to discuss agenda item 9. The committee **AGREED** to bring Item 9 forward.

7. 22/503767/FULL - 34 Salts Avenue Loose Kent ME15 0AZ.

Demolition of existing rear extension and erection of a two storey rear extension and a first floor side extension, including pergola to rear (Comments by 31 August 2022. An extension has been granted by MBC to 5 September 2022).

After discussion the Committee **AGREED** that they had no objections.

8. 22/503592/FULL - Heath View Heath Road Boughton Monchelsea Maidstone Kent ME17 4HR.

Erection of a single storey timber annexe in rear of garden to accommodate disabled family (Comments by 7 September 2022).

After discussion the Committee **AGREED** that they objected to this application on the grounds that the development would set a precedent. If the Planning Officer is minded to approve the application, then the comments of the Fire Officer should be taken into account.

9. 22/503920/FULL - The Cornwallis School Hubbards Lane Boughton Monchelsea Maidstone Kent ME17 4HX.

Creation of 3G artificial grass pitch (AGP) with perimeter fencing, new macadam hardstanding area, 15 metre high floodlight columns, soil bundling, goal storage areas and team shelters (Comments by 14 September 2022).

The Chairman summarised the application and accompanying documentation including resident comments which included 14 residents from Salts Avenue, 3 from Penny Close and 2 from Hubbards Lane. The Chairman proposed MBC should be contacted to find out if the application constitutes a planning change of use. The Committee agreed. The school has not approached MBC for advice prior to the application. (Pre App advice)

A resident from Salts Avenue addressed the Committee, explaining that the school had invited only the most local residents to a meeting, at short notice and only 4 residents attended. He had concerns that the advisor was not independent and made misleading comments about the noise pollution. He strongly objects to the application on nuisance and noise grounds. Whilst accepting noise is inevitable living near a school, it is not acceptable until 10pm at night, and no doubt longer as people move off site. Sports noise, language and whistles will destroy the residents' peace in a road where there are many elderly residents and families with young children. The resident from Salts Avenue stated that noise from the pitches during school hours was already audible. A continuation of this noise to the extended times proposed was unacceptable.

VG believes that a pitch was potentially considered when the school was redeveloped to the Academy, but for school use. This application is for a pitch that will be hired outside of school hours for commercial gain. She raised issue with some of the claims in the application.

The National Planning Policy Framework is cited: Section 8 "Promoting Healthy and Safe Communities". In Paragraph 99:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

This development is not for alternative sports and recreation provision, it is for hired use by competitive football clubs and teams, and will not be available for recreational use by local people in the community, given the comments from Maidstone FC.

VG also expressed concerns regarding the height and timing of the floodlight use in the centre of a residential area. In terms of well-being, she felt the pitch will change the dynamics of the surrounding area, with so many residential properties in quiet and unlit roads.

Again the application has cited The National Planning Policy Framework: Section 15 – “Conserving and Enhancing the Natural Environment”:

Paragraph 185: Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and quality of life*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason:*
- c) limit the impact of light pollution from artificial light on the local amenity, intrinsically dark landscapes and nature conservation.*

The application completely contravenes this paragraph.

PR expressed extreme reservations, again of noise and light pollution but also regarding parking issues. Although the school has a large car park, it is not open and accessible, leading to parking in Hubbards Lane. If the car park is restricted, there will be both extra traffic and extra noise at night, again with residential properties in close proximity.

The objections from local residents were reviewed, noting repeated concerns about noise and light pollution. One specific comment was highlighted from an amateur astronomer with an observatory in his garden. He quoted the 2002 House of Commons Science and Technology Committee report on light pollution and its impact on astronomy (paragraph 99) stating “The floodlighting of stadia, golf driving ranges, football pitches and tennis courts can cause light pollution for miles around”, yet these residents are within metres of the pitch.

After discussion Loose Parish Council Planning Committee **AGREED** that they unanimously object to planning application 22/503920/FULL on the grounds of:

- The location, with residential properties in close proximity on 3 sides
- Noise and light pollution and its impact on well-being. With the given times (Mon – Fri 8am-10pm and Sat/Sun 8am – 6pm) there is no respite for neighbouring residents.
- Parking issues have not been fully addressed. The car park is not always accessible. The entrance and exit to Hubbards Lane are not suitable for high volumes of traffic
- Proposals do not enhance the local environment in any way and will change the dynamic of the area
- Need – there are a good number of quality all weather pitches south of Maidstone already, in less residential areas.

If the application is approved by MBC officers, Loose Parish Council would like the application called in.

10. 22/503723/LAWPRO - 78 Linton Road Loose Maidstone Kent ME15 0AT.

Lawful Development Certificate for a Proposed Loft conversion including roof lights and rear dormer window with Juliet balcony.

After discussion the Committee **AGREED** that they had no objections.

11. 22/503793/FULL - Little Springs Church Street Loose Kent ME15 0BT.

Replacement of rear timber windows and doors with white double-glazed aluminium.
Addition of three roof-lights to existing rear extension (Comments by 15 September 2022).
After discussion the Committee **AGREED** that they had no objections.

12. To receive other items for discussion, Information Only.

13. Date of next meeting: 19 September 2022

Meeting concluded at 19.55pm

Signed Committee Chairman

Dated: