



Minutes of the Planning Committee 1 March 2021

Note – This meeting was held by Round Robin due to COVID-19

Councillors involved: Jim Andrew (Chairman) (JA), Vianne Gibbons (VG), Peter Rigby (PR), Lewis Muir (LM) and Kim Owen (Clerk) (KO) prepared the minutes

- 1. To receive and agree any decision regarding any item to be taken as confidential**
None.
- 2. 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)
JA requested a dispensation for item 11 as he lives in the same road and personally knows the applicant. He will not comment on the application.
- 3. 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.
- 4. To agree the minutes from the Planning Committee meeting of 15 February 2021 (Page 522-523)**
The minutes of the meeting on 15 February 2021 were **AGREED** as a true and accurate record and will be signed by the Chairman at the earliest opportunity.
- 5. To receive any representations made by the public**
One representation was received for item 9. The resident objected to the application in written form and the Committee included the comments in their objections.
- 6. 21/500319/FULL - 2 Randalls Row High Banks Loose ME15 OEG.**
Erection of a part single storey part two storey rear extension. (Amended description only received by MBC)
The Committee **AGREED** that they had no objections to the application.
- 7. 21/500425/LBC - 2 Randalls Row High Banks Loose ME15 OEG.**
Listed Building Consent for the demolition of single storey rear extension and erection of a part single storey, part two storey rear extension. (Amended description only received by MBC)
The Committee **AGREED** that they had no objections to the application
- 8. 21/500498/REM – Land Adjacent 24 Hubbards Lane Boughton Monchelsea Kent ME17 4LN**
Approval of Reserved Matters for appearance, landscaping and scale pursuant to 20/502614/OUT - (Outline application with access and layout sought for erection of three dwellings with garaging, parking provision and other associated works). (Comments by 8 March 2021)
The Committee **AGREED** that they had no objections to the application

9. 21/500430/FULL - Salts Farm Salts Lane Loose ME15 0BD.

Demolition of existing buildings and construction of 3no. dwellings, together with gardens, parking and access to the A229 via the existing lane. Retention of ragstone wallings and strategic landscape and ecology benefit. (Comments by 8 March 2021)

The Committee **AGREED** that they had objections to the application as follows:

In the vicinity of the application site since 2015 there has been a plethora of applications that have been refused primarily due to issues with access to and from the A229. These are 04/1477, 10/0765, 15/509683 all 51 Linton Rd and 116/507854, 57/59 Linton Rd. They all have relevance to the LPC objection to this application. There is insufficient room on the access road for two vehicles to pass which may cause a vehicle to reverse out into the A229 which would create a significant hazard to highway safety particularly given the volume and speed of traffic using the A229. Additionally, vehicles queuing on the A229 to wait for vehicles to exit from the access road would again be hazardous. Rosemount Close joining the A229 on the west side also adds to potential highway danger at this point. These issues have been upheld as "serious risks" by the Highway Authority in the past.

A previous application for planning permission for a single dwelling to the rear of 51 Linton Road was refused and dismissed at appeal even though the applicant proposed improvements to the access road onto the A229 to overcome Council concerns relating to access. This application does not appear to consider any changes at this point. In the interest of consistency, it should be rejected.

The access road forms part of a Public Right of Way (KM68) and is widely used by local residents and ramblers. The increase in vehicular traffic and the narrow width of the access road could be detrimental to the safety of pedestrians.

Proposals are in a conservation area and the proposed dwellings are c.3m. higher than the existing ones. Accepting the existing buildings do little to enhance the setting of heritage and listed buildings nearby neither do the proposed ones given their increased height. Nearby application 15/509683 (51 Linton Rd), which was for one dwelling, was rejected as being detrimental to visual amenity.

If the development were to go ahead there would a problem as large lorries cannot access the site without major damage to land and cause nuisance to local residents. Further the removal of any hazardous materials would have to be undertaken in strict accordance with regulations and consideration for local residents.

(Hearsay tells us that the length of access track north from the track to the site may not be in the ownership of the applicant).

10. 21/500532/FULL - 11 Walnut Tree Avenue Loose Maidstone Kent ME15 9RN.

Erection of a first floor rear extension. (Comments by 2 March 2021)

The Committee **AGREED** that they had no objections to the application.

11. 21/500735/TPOA - 24 Copper Tree Court Loose Maidstone Kent ME15 9RW

TPO Application - Yew, 10 metres high, 5 metre radius - Carry out an approximate 25 percent reduction (1 - 2 metres) with a proportional width reduction cutting back to appropriate branch axils. Thin the crown by 10 percent to avoid the crown becoming hedge like, allowing light to the inner crown. Reason: to create more sunlight and to maintain an area beyond the reach of the trees canopy in which to dry washing and prevent further spread of the branches over the neighbours garden. (Comments by 10 March 2021)

The Committee **AGREED** that they had no objections to the application.

12. To receive other items for discussion, information only

None.

13. Date of next meeting: 15 March 2021