



Minutes of the Planning Committee Meeting Loose Parish Pavilion 28 September 2022 at 6.45pm

Present: Tony Oliver (Vice Chairman) (TO), Peter Rigby (PR), Vianne Gibbons (VG), Nicky Bourne (Deputy Clerk) (NB) and Kim Owen (Clerk) (KO) took the minutes.

Members of the Public/representatives in attendance

There were 2 members of the public present at the meeting.

Housekeeping rules were explained.

1. To receive and record any apologies for absence.

Apologies were received from Jim Andrew. There were no apologies from 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 5 September 2022 (Pages 590-593).

The minutes of the meeting on 5 September 2022 were **AGREED** and signed by the Vice Chairman.

The Committee **AGREED** to take agenda item 8 before item 7.

6. To receive any representations made by the public.

Two members of the public attended to speak about agenda item 8.

7. 22/504384/FULL - Wentbridge Waldron Drive Maidstone Kent ME15 9TG.

Erection of single storey rear extension, front porch and detached carport (Comments by 6 October 2022).

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

22/504216/FULL - Land At Carman's Close Loose Kent ME15 0AT.

Demolition of 3no. existing garages and greenhouse, reconfiguration of garden land, and the erection of 3no. terraced dwellings, 2no. carports and a store, with associated access and parking (Comments by 3 October 2022).

There were 16 objections on the MBC portal. The residents who attended objected to the application on grounds of parking, access and that some properties will be overlooked by the proposed new properties in the application. After discussion the Committee **AGREED** that they objected to the application.

It appears that arboricultural impact assessment is in some ways deceptive as much of the site had already been cleared prior to the application so many of the trees on the site were removed prior to the report being prepared and makes no mention of the removal of hedging adjacent to the site.

The Committee disagrees with the Transport technical note, Paragraph 1.4.2 that states planning policy paragraph 111 states that “development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety or if the residual cumulative impacts on the road network would be severe”. We absolutely believe that the development should be prevented and refused on highway grounds due to the unacceptable impact on highway safety and the residual cumulative impact on the road network. A parking survey was taken out on Monday 8 August 2022 at 20:00 hours and on Tuesday 23 August 2022 at 20:45 hours. This is a time in the evening and during the school holidays and is not a valid survey for use of the road in general terms. The residents are also deprived of parking in the road with the creation of the second access. The two proposed parking accesses will lose four existing parking spaces in the street and their positions will necessitate residents parking in unacceptable locations and prevent emergency and amenities vehicles accessing the other roads in the area. We believe 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 Committee would like it called in.

8. 22/504327/FULL - 1 Church Villas Church Street Loose Kent ME15 0BX.

Removal of internal wall to allow insertion of bi-fold doors, new window and roof lantern to kitchen area (Comments by 3 October 2022).

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

9. 22/504178/TCA - Little Springs Church Street Loose Kent ME15 0BT.

Conservation Area notification: Fell Sycamore tree and remove stump from edge of the property.

This application has been decided by MBC on 22 September 2022 with no objections.

10. 22/504289/TCA - The Old Vicarage Church Street Loose Kent ME15 0BU.

Conservation area notification: Fell one Thuja to ground level; Reduce one Yew to 2m height, 1m width.

After discussion the Committee **AGREED** that they would like the application be referred to Landscape Officer.

11. 22/504192/TCA - High Banks Cottage Old Loose Hill Loose Kent ME15 0BN.

Conservation Area Notification: Fell one small ash tree and Sever Ivy on surrounding trees; Coppice one Ash and one Sycamore; One Holly tree reduced to 6m in height (50%).

After discussion the Committee **AGREED** that they would like the application be referred to Landscape Officer.

12. To receive other items for discussion, Information Only.
None.

13. Date of next meeting: 17 October 2022

Meeting concluded at 7.29pm

Signed Committee Chairman

Dated: