



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

### **Loose Parish Pavilion**

**21 November 2022 at 6.45pm**

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

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

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

Housekeeping rules were discussed by the Chairman.

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

Apologies were received from Velma Bennett and Vianne Gibbons.

**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 October 2022 (Pages 597-599).**

The Committee **AGREED** the minutes of the 17 October 2022 and the Chairman signed the minutes.

**6. To agree the minutes from the Planning Committee meeting of 7 November 2022 (Pages 600-602)**

The Committee **AGREED** to move the agreement of the minutes of the meeting on 7 November 2022 to the next meeting so three members of the committee who attended that meeting can agree the minutes as correct.

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

Three members of the public attended for to speak on agenda item 8.

**8. 22/504364/FULL - Land To The North Of Forstal Lane Coxheath Kent ME17 4QF.**

Part retrospective application for a change of use of land for the stationing of 2no. static mobile homes and 2no. touring caravans for a single Gypsy/Traveller site. Erection of stable

block and horse walker, permeable hardstanding areas, soft landscaping and new entrance onto Forstal Lane. (Resubmission of previous approval 22/501283/FULL) (Comments by 21 November 2022).

The members of the public present spoke of their objections to the application. There were also 10 objections on the MBC portal.

After discussion the Committee **AGREED** that they objected to the application and made the following comments:

The meeting was attended by some nearby residents to the application site. They considered they had been antagonised by the course of events in the way the site has development leading up to this application. There had been no informal contact from those concerned. Development just continued without due process. Officialisation and reapplications are leading to perpetual confusing and continuation of applications.

It is noted that the northern mobile shown on Drawing no 2020-086v2 on application 22/501283/Full has been built on site as an in-situ bricks and mortar bungalow in contravention to plans. Further, neither application 22/501238/Full or 22/504364/Full detail materials suggesting a 'brought in mobile'.

There are several areas in which the Parish Council takes issues with the application: Referring to "The Planning Policy for Traveller Sites" Item 13(f) includes not putting undue pressure on local infrastructure and services. Forstal Lane/Well Street and Loose Village already carries an unacceptable volume of traffic, material damage is being caused to properties in Well St and traffic is a constant danger there. This will further increase as the already permitted larger residential development on the south side of Forstal Lane comes fully on line. Any further traffic onto these roads should not be entertained. Item 24(b) asks whether availability (or lack) of alternative accommodation have been considered? It is pointed out there are already nearby "Gypsy and Traveller" sites to the west of Coxheath, Stilebridge and Boughton Monchelsea. Have these been approached and established as full?

Referring to the MBC Local Plan-Policy DM 30 asks whether proposals enhance local distinctiveness? It is considered they do not. Policy DM 41(ix) says the site would have easy access to bridleways and /or the countryside. The site is some distance away from bridleways and access to them would be via the public highway. While the site may be in the countryside the application does not make it clear how much access the applicant has to it.

Referring to Loose Parish Council Neighbourhood Plan 2018-2031- Policy LP2(1) the proposal is in the Loose Valley Landscape of local value. As such it should have regard to the scenic quality and distinctive character of the area and should mitigate any impacts. Mobile homes and caravans are not a feature of the Loose Parish. Those proposed will create an impact as they are of a considerable size. Policy LP3(1) would be compromised against clauses (a) high quality design, (c) retaining key landscape feature and (d) respect of character and distinctiveness of the locality. Policy LP3(3) states- Proposals for development will be required to retain character and setting of the area and should seek to avoid coalescence with the settlements of Coxheath, and surrounding parishes. Again, the nature of the application does not retain the character and setting of Loose. This application being adjacent to the parish boundary with Coxheath immediately coalesces the two parishes. Policy LP4(2) requests sight of an ecological survey, nothing has been forthcoming. While not strictly covered by this clause it does mention mitigation against flood water. This area of the parish is known to have a volatile water table. Incidents of water pouring down

Well Street from the ongoing residential development work on the south side of Forstal Lane are recent examples.

It is apparent the applicant wishes to run an equine business from the site. This would constitute a change of land use from agricultural to business. The application does not cover this.

Although this is not planning issues there has been incidents of burning materials on site and on one occasion the Fire Bridge has been called regarding a fire. There is also a noise issue on the site including fireworks late into the night.

The Loose Parish Council urge objection to this application.

**9. 22/504975/FULL - 47 Salts Avenue Loose Maidstone Kent ME15 0AY.**

Demolition of existing garage and erection of a two-storey side extension including changes to fenestration (Comments by 25 November 2022).

After discussion the Committee **AGREED** that they did not have any objections to the application.

**10. 22/504988/PNQCLA - Forstal Farmhouse Well Street Loose Maidstone Kent.**

Prior notification for the change of use of agricultural building to 1no. dwelling and associated operation development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwelling houses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwelling houses.

After discussion the Committee **AGREED** that as the application has been made by a Loose Parish Councillor and in the interest impartiality, they wish to abstain from commenting and refer the application to the Planning Officer.

**11. To receive other items for discussion, Information Only.**

None.

**12. Date of next meeting: 5 December 2022.**

**Meeting concluded at 7.31pm**

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

**Dated: .....**