



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

Monday 12 June 2023 at 6.45pm

Present: Jim Andrew (JA), Peter Rigby (PR), Velma Bennett (VB), Nicky Bourne (Deputy Clerk) (NB) and Kim Owen (Clerk) (KO) who took the minutes.

Members of the Public/representatives in attendance

There were no members of the public present.

1. To Elect a Chairman for the Committee for the forthcoming year.

A nomination was put forward by PR and seconded by VB that Cllr Jim Andrew should continue as Chairman for the forthcoming year. This was unanimously **AGREED** by the Council and accepted by JA.

2. To Elect a Vice Chairman for the Committee for the forthcoming year.

The Committee **AGREED** to move this agenda item to the next meeting.

3. To receive and record any apologies for absence.

Apologies were received from Vianne Gibbons (Working) and Tony Oliver (No reason given).

4. To receive and agree any decision regarding any item to be taken as confidential.

None.

5. 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.

6. 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.

7. To agree the minutes from the Planning Committee meeting of 9 May 2023 (Pages 621 - 623).

The Committee **AGREED** to move the agreement of the minutes of the meeting on 9 May 2023 to the next meeting so three members of the Committee who attended that meeting can agree the minutes as correct.

8. To review the terms of reference for the Committee and make any necessary decisions.

The current terms of reference for the Planning Committee were circulated to members and after discussion it was **AGREED**:

- Add in to 'meeting shall be publicly advertised on LPC notice boards' to include the Website and LPC Facebook.
- Remove - Time, allowing, planning applications to be circulated to committee members in the weeks prior to the meeting.
- Where is state Clerk (Deputy Clerk) change this to the minute taker.
- Where a planning meeting application be deemed controversial change the special meeting to public meeting.
- Under site visit add the Chairman or Vice Chairman can arrange a site visit. Change Clerk (Deputy Clerk) to a member of the office to be available to take minutes on site. The decision on the application will be made at the next scheduled meeting or at an extraordinary meeting.

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

None.

10. 23/502114/FULL - 23 Salts Avenue Loose Maidstone Kent ME15 0AZ.

Conversion of the existing house into a pair of semi-detached houses and new access from a private driveway (Comments by 9 June 2023).

As the deadline for comments on this application was 9 June 2023 the Clerk contacted the Planning Officer concerned on 23 May 2023 to ask for an extension to submit comments.

No response was received. After discussion the Committee **AGREED** that they objected to the application on the following grounds:

- Under the MBC Local Plan
 - DM4.iv it states Respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties. This application does not fit to this policy particularly with regards to vehicular movements.
 - DM1 ix States Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access. The loss of parking does not fit with this policy.
 - DM9.1 States Within the defined boundaries of the urban area, rural service centres and larger villages, proposals for the extension, conversion or redevelopment of a residential property which meet the following criteria will be permitted if:
 - i. The scale, height, form, appearance and siting of the proposal would fit unobtrusively with the existing building where retained and the character of the street scene and/or its context;
 - ii. The traditional boundary treatment of an area would be retained and, where feasible, reinforced;
 - iii. The privacy, daylight, sunlight and maintenance of a pleasant outlook of adjoining residents would be safeguarded;
 - iv. Sufficient parking would be provided within the curtilage of the dwelling without diminishing the character of the street scene.

The application does not conform to this policy.

- Loose Neighbourhood Plan - the application fails on the following
 - 6.3 - The Loose Neighbourhood Plan requires that all new landscape works and development should respect the distinctive landscape setting of Loose and not undermine the purpose, high quality and special distinctiveness of the different landscape characters across the parish. They need to be enjoyed by future generations of residents and visitors alike.
 - 4.7 - 1 Maintain and enhance the rural character of the built elements of Loose parish, its immediate settings and the wider landscape of the parish area.
Residents are concerned that this application could set a precedent for future applications which are not in keeping with the area particularly regarding the street scene.

The Committee wish to see the application refused but do not request the application is reported to the MBC Planning Committee.

11. 23/502381/FULL - 15 Rosemount Close Loose Maidstone Kent ME15 0AJ.

Insertion of replacement windows and doors and removal of front porch area (Comments by 23 June 2023).

After discussion the Committee **AGREED** that that they had not objections to the application and do not request that the application is reported to the MBC Planning Committee.

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

None.

13. Date of next meeting: 26 June 2023.

Meeting concluded at 7.40pm

Signed Committee Chairman

Dated: