



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

Monday 25 November 2024 at 6.30pm

Present: Jim Andrew (JA) (Chairman), Sue Hill (SH) from 6.40pm, Neil Lettington (NL), Mick Westwood (MJW).

Janet Burnett Assistant Clerk), who took the minutes.

Members of the Public/representatives in attendance.

There was one member of the public present and MBC Cllr Brian Clark.

1. To receive and record any apologies for absence.

Apologies were previously received from Cllr Vianne Gibbons and accepted. **No apologies received from Cllr Tony Oliver.**

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

Agenda item 12

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.

JA declared a personal interest in agenda item 9 as a near neighbour, and took no part in the discussion or decision.

5. To agree the minutes from the Planning Committee meetings of 11 November (Pages 686 - 688).

The minutes of the meeting of 11 November were **AGREED** and signed by the Chairman.

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

A member of the public spoke on agenda item 8. Cllr Sue Hill joined the meeting at this point.

7. 24/504529/FULL 16 Boughton Lane Maidstone Kent ME15 9QN.

Erection of a rear single storey extension including 3no. roof lights within canopy roof. After discussion the committee **AGREED** that they had no objection to this application.

8. 24/504496/FULL Beacon Park, Land to The North of Heath Road Coxheath Kent ME17 4NU.

Erection of 85 homes comprising new Open-Market houses including 34 new affordable homes according to a mix of 27 x two bed, 32 x three bed, 16 x four bed dwelling houses (all two storeys in height), with two blocks of flats comprising 10 x one bed units (three storeys in height). The proposal includes the provision of a 1.78Ha Local Nature Reserve, 0.55Ha

Public Open Space and associated works to include newly formed vehicular & pedestrian access on Heath Road, new internal roads, a new 'Greenway' allowing for a cycle/pedestrian link connecting to Public Right of Way (PROW) KM67, KM64 & KM65, installation of public realm works (including public art, pedestrian connections & landscaping), a Sustainable Urban Drainage Scheme (comprising ponds), cycle stores, and bin stores (Off-site works to include the upgrading of a pedestrian zebra crossing on Heath Road to a pelican crossing and relocation of west-bound and east-bound bus stops on Heath Road).

Following a discussion, the committee **AGREED** that they wished to see this application **REFUSED** and requested that the application to be called in for the following reasons:

- Creep towards coalescence between Coxheath and Loose.
- Although the site is included in Maidstone's Local Plan, this is on the basis that enhancements to infrastructure are delivered. To date, next to no measures have materialised to bring about the proposed improvements to local roads, water supply/drainage etc. which the Planning Inspector took into consideration when approving the Local Plan. Until there is clear evidence that infrastructure enhancements are being delivered, we consider that the case for further development is unsustainable and is inconsistent with the premise for development set out in the Local Plan.

If MBC are minded to approve this application the committee request that the following conditions or amendments be implemented to ensure delivery of the scheme in a more acceptable way:

- Delivery of the infrastructure to be concurrent with construction of the site and not after.
- Robust contingency plans for the failure of the pumping station. Failure of the pumping station would result in flooding of down sloping land to the north.
- Improvements should be made to unreliable water supplies in the area.
- It needs to be made clear that the nature reserve and green space is for the use of the wider community and not just the residents of Beacon Park. We would want the layout and management plan of the nature reserve to be balanced towards nature rather than public, such that access should be limited to defined yet informal pathways.
- Nature reserves afford to much public access.
- The buffer zones and nature reserve need to be managed by a management team consisting of local Councillors and residents or local Councillors and an expert agency.
- The proposed 30-mph speed limit on Linton Road should be extended to include Linton crossroads and 300 metres along Heath Road towards Cornwallis, thus negating the need for 'build outs'.
- The total Site Area amounts to 5.66Ha, of which the Local Nature Reserve is 1.78Ha and the Public Open Space is 0.55Ha, resulting in a Developable Area of 3.33Ha. Maidstone's Local Plans states 2.8HA of Developable Area.
- In the Design and Access Statement under Road Layout and Hierarchy 5.2.4, 'trip generation, distribution and capacity assessments' were completed using a July 2021 report. This was a time when the Country was coming out of Covid regulations and a more realistic up to date report should be undertaken.
- The pavements along Heath Road and Linton Road are very narrow and consideration should be given to widening them, especially with the increase in children that will be walking to Schools in both directions.
- Reference has been made of the badger sett to the north west of the development and reassurance is needed that this will not be disturbed.

9. 24/504677/TCA 21 Copper Tree Court Loose Kent ME15 9RW.

Conservation area notification: T1 Ash - Reduction of the northern crown, current crown spread of 6m, proposed crown spread of 4m. T2 Ash - Fell to ground level. T3 Ash - Reduction of the northern crown, current crown spread of 8m, proposed crown spread of 4m. T4 Sycamore - Reduction of the northern crown, current crown spread of 8m, proposed crown spread of 4m.

The Planning Committee **AGREED** that they had no objection to this application and that they would defer to the Landscape Officer, assuming that appropriate permission from the landowner has been gained.

10. Land at Pested Bars.

No update. Awaiting response from developer.

11. TPO update

No response from MBC – Assistant Clerk to chase.

12. Enforcement –

Meeting was closed to members of the public whilst the Assistant Clerk updated the meeting.

13. To receive other items for discussion. Information only

Action: The Gypsy and Traveler consultation to be placed on the agenda for the next meeting.

14. Date of next meeting: 9 December 2024.

Meeting closed 7.38pm

Signed Committee Chairman

Dated: