



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

Monday 28 July 2025 at 6.45pm

Present: Jim Andrew (Chairman) (JA), Matt Cooper (MC), Sue Hill (SH), Neil Lettington (NL), Tony Oliver (TO), Mick Westwood (MJW).

Also present: Janet Burnett - Assistant Clerk (JB), who took the minutes.

Members of the public/representatives in attendance.

There were 2 members of the public present.

1. To receive and record any apologies for absence.

Apologies were previously received from Cllr 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).

MJW declared a pecuniary interest in agenda item 7 - 25/502815/FULL New Line Learning Academy Boughton Lane Maidstone Kent ME15 9QL.

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.

A previously received signed dispensation request form from MJW to speak but not vote in relation to agenda item 7 was approved and the reason 'in the interest of the Community' was given and accepted by the Planning Committee. Dispensation was given for this meeting.

5. To agree the minutes from the Planning Committee meetings of 14 July 2025 (Pages 723 - 725).

The minutes of the meeting held on 30th June were **AGREED** and signed by the Chairman.

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

None

7. 25/502815/FULL New Line Learning Academy Boughton Lane Maidstone Kent ME15 9QL

Creation of a new halls and music block for New Line Learning Academy and Tiger Primary School, with associated support spaces and works to external landscape to accommodate. No change of use is proposed.

Whilst the Planning Committee **AGREED** that they had no objection to this application they do wish to make the following points:

- The Committee would like to see a planning condition put in place to monitor the noise. There is a noise impact assessment setting the base line, within which there are several mistakes. It talks about farmland to the West of the site, it is in fact to the East of the site. The location given as a monitoring point is 12 Boughton Lane, in

their opinion this should be 12 Leigh Avenue. They would like to see a more detailed noise assessment during construction and going forward.

- The Committee requested that a Construction Plan should be a planning condition, covering noise levels, hours of working, parking for workers and the movement of construction traffic at dropping off and picking up times.
- The Committee is disappointed that there is only four lines on sustainable travel in the transport assessment.

Vehicle backing up is witnessed on Boughton Lane, especially where vehicles are seeking to turn across the traffic. A particular pinch point is the Boughton Lane / Paynes Lane junction near the site entrance. The narrow (one car width) Paynes Lane is used as a cut-through by cars, vans and minibuses who compete for space with pedestrians since the lane has no pavement. This 'competing for space' can lead to vehicles reversing from the junction back into the traffic flow on Boughton Lane. It states that there the footways are suitable for walking. To the north there is a very narrow path on Boughton Lane and no footpath on Paynes Lane. To the South there is no footway, with Ancient Woodland on one side and people's gardens on the other.

The Planning Committee would like to see an improvement to the footways.

8. 25/502867/FULL 44 Lancet Lane Maidstone Kent ME15 9SA

Erection of single storey side and rear extensions and alterations. Removal of existing side extension.

The Planning Committee **AGREED** that they had no objection to this application.

9. 25/502854/LAWPRO 7 Richmond Way Maidstone Kent ME15 6BL

Lawful Development Certificate for proposed erection of a single storey rear extension.

The Planning Committee **AGREED** that they had no objection to this application.

10. 25/502882/LAWPRO 43 Shernolds Maidstone Kent ME15 9QH

Lawful Development Certificate for proposed erection of rear box dormer with removal of existing chimney to accommodate this.

The Planning Committee **AGREED** that they had no objection to this application.

11. 25/502957/TCA Brooks Field Old Loose Hill Loose Kent ME15 0BH

Conservation area notification: Fell two Ivy covered Elm trees and one creeper covered dead Elderberry (T006); Crown raise one Oak to 2m (T018); Crown raise one Holm Oak to 2m (T020); Coppice one Hazel to close to ground level and allow to regenerate alongside recent new plantings (T023) – For information only.

The Planning Committee noted this application.

12. Gpeto AI Trial to be discussed.

The Planning Committee **AGREED** that if possible, the trial would be in place for the Planning meeting on 1 September 2025

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

None

14. Date of next meeting: 11 August 2025.

The meeting closed at 7.20pm

Signed Committee Chairman

Dated: