



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

Monday 14 July 2025 at 6.45pm

Present: Jim Andrew (Chairman) (JA), Matt Cooper (MC), Vianne Gibbons (VG), 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 6 members of the public and MBC Councillor Brian Clark.

1. To receive and record any apologies for absence.

None

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 9 - 25/502680/LAWPRO Tiger Primary School.

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 in relation to agenda item 9 was approved and the reason: 'In the interest of the Community' was accepted by the Proper Officer and the Planning Committee. Dispensation was given for this meeting.

5. To agree the minutes from the Planning Committee meetings of 30 June 2025 (Pages 721 - 722).

The minutes of the meeting held on 30 June 2025 were **AGREED** and signed by the Chairman.

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

Several members of the public spoke on agenda items. To facilitate the smooth running of the meeting the Chairman rearranged the agenda items as follows.

7. 25/502491/FULL Land At Postley Road Maidstone Kent ME15 6RH

Demolition of existing dwelling and erection of a replacement dwelling, and erection of 35no. dwellings with access, parking, landscaping, SUDS attenuation pond, and associated works.

The Committee **NOTED** as an improvement the lower density of the proposed development compared to that in the Local Plan allocation and the recently lapsed planning consent. The Committee **AGREED** to recommend that: the development contribute towards improvements to adjoining footpaths; assurance be obtained about access to the paths and about safety during the construction period; a planning condition be imposed to cover the submission and approval of a construction plan; proposals be sought for root protection measures covering existing trees and boundary zones; confirmation be obtained that the infrastructure is in place to meet additional demand for water supply and wastewater management without adversely impacting existing residents.

8. 25/502492/LBC Land At Postley Road Maidstone Kent ME15 6RH

Listed Building Consent for demolition of part of the curtilage listed stone wall and relocation of gateway pier, to facilitate the access to a residential development comprising 1no. replacement dwelling and 35no. dwellings.

The Planning Committee **Noted** that they would like the following to be considered:

A root protection policy for the boundary fencing and existing trees.

9. 25/502680/LAWPRO Tiger Primary School Boughton Lane Maidstone ME15 9QF

Lawful Development Certificate for proposed erection of a single storey extension to existing Tiger Primary School to form 2no. new classrooms.

The Committee **NOTED** the application sought to establish the lawful status of the proposal. The Committee expressed concern about inaccuracies and ambiguities in the Travel Plan and **AGREED** to request clarification of some of the proposed measures, particularly in relation to drop-off points suggested for some walking initiatives. The Committee further **AGREED** to highlight the hazardous nature of the Boughton Lane - Paynes Lane junction. Taking account of the wider site picture, the Committee recommended that on-site parking capacity would need to increase.

10. 24/502708/FULL The Chequers Inn, Old Loose Hill, Loose, ME15 0BL

Retrospective application for construction of a seating canopy and fence.

An email from MBC Planning Officer has been received requesting the Parish Council 'to review the decision to call the application in to the planning committee as the current submission addresses the reasons as to why part of the council's previous reason for refusal was upheld by the appeal inspector. The scheme is therefore acceptable in all respects and a refusal cannot be sustained if the applicant were to lodge an appeal'.

The Planning Committee **AGREED** to remove the request for this application to be called in.

11. 25/502639/TCA Loose Court Farm Old Drive Maidstone Kent ME15 9SE

Conservation area notification: T001 Silver Birch - Reduce from 10m in height and crown spread 3m north, 3m east, 1m south, and 3m west to 7m in height and a crown radius of 2m north 2m east 1m south and 2m west. T002 Rowan - Reduce from 9m in height and crown spread 1m north, 3m east, 1m south, and 3m west to 7m in height and crown radius of 2m north 2m east 1m south and 2m west. T003 Silver Birch - Reduce from 11m in height and crown spread 3m north, 3m east, 3m south, and 3m west to 7m in height and crown radius of 1m north 2m east 1m south and 2m west. T004 Silver Birch - Reduce from 11m in height and crown spread 3m north, 3m east, 3m south, and 3m west to 7m in height and crown radius of 2m north 2m east 2m south and 2m west. T005 Copper Beech - Reduce from 15m in height and crown spread 5m north, 5m east, 5m south, and 5m west to 11m in height and crown radius of 3.5m north 3.5m east 3.5m south and 3.5m west. T006 Box Elder Maple - Reduce from 12m in height and crown spread 3m north, 4m east, 4m south, and 4m west to 9m in height and crown radius of 3m north 3m east 3m south and 3m west. T007 Magnolia Grandiflora - Reduce from 10m in height and crown spread 4m north, 4m east, 4m south,

and 4m west to 7m in height and crown radius of 3m north 3m east 3m south and 3m west.
T008 Weeping Ash - Fell to ground level.
The Planning Committee **AGREED** to defer to the Landscape Officer on this application.

12. 25/502588/FULL YMCA Sports Centre Melrose Close Maidstone ME15 6ZE

Erection of single storey west side nursery extension to existing YMCA centre with associated car park reconfiguration works with the provision of one additional parking space, extension to existing bin store enclosure and associated landscaping".
The Planning Committee **AGREED** that they had no objection to this application. They would however like to see the increased parking potential for 6 vehicles to be implemented.

13. 25/502235/FULL Land Rear Of 58 Church Street Boughton Monchelsea ME17 4HN

Demolition of existing stables and shed, and erection of 18no. extra care retirement bungalows (Class C2) comprising 7no. semi-detached pairs (14no. total) and 4no. detached bungalows and a single storey rear extension to existing clubhouse, communal garden to include timber pavilion, with associated landscaping, access roads and parking.
The Planning Committee **AGREED** that they did not wish to comment on this application.

14. Gpeto AI Trial to be discussed.

The Planning Committee **AGREED** that they wish to trial this software beginning in September.
Action: to be placed on the agenda for the full Parish Council meeting on 21 July

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

None

16. Date of next meeting: 28 July 2025.

Meeting closed at 7.57pm

Signed Committee Chairman

Dated: