



Minutes of the Planning Committee Meeting

Loose Parish Pavilion

Monday 17 March 2025 at 6.15pm

Present: Jim Andrew (Chairman), Neil Lettington (NL), Mick Westwood (MW) and Tony Oliver (TO). Sue Hill (SH) arrived at 18:41.

Also present: MBC Linton & Loose Ward Cllr Brian Clark (BC) and Nicky Bourne (Clerk-NB), who took the minutes.

Members of the public/representatives in attendance.

There were 16 members of the public in attendance.

1. To receive and record any apologies for absence.

Previous apologies received from Cllr Gibbons were **AGREED**.

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 3 March 2025 (Pages 704 - 705).

The minutes of the meeting held on 3 March were **AGREED** and signed by the Chairman.

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

3 members of the public spoke opposing the following application.

7. 25/500783/FULL - 29 Lancet Lane Maidstone Kent ME15 9SA

Change of use from C3 to C2 for the accommodation of up to 4 young people living together as one household.

The Planning Committee **AGREED** that they could not support this proposal as it stands.

LPC comments specifically on the following points:

It considers that the proposed new use of the property is for business purposes, namely the management and operation of a residential care home. Disappointingly, the application provides no information about how the business/home will operate, e.g. shift patterns of the carers, timing of changeovers, delivery arrangements, parking provision. Nor is there any information about the young people to be housed at the address, e.g. their age ranges

and needs which could affect the home's operation.

The missing information is essential if consultees are to make an informed assessment of the application, not only in the context of its potential impact on the community in the quiet residential street that is Lancet Lane but also in the context of planning policy. Local Plan Policy LPRSP15 states 'development should respect the amenities of neighbouring properties'. North Loose Neighbourhood Plan Policy BCE1 states 'new business development will be supported where it would have an acceptable effect on residential amenity and any parking, highway and traffic considerations'.

The Planning Committee would be open to receiving further details on the areas mentioned above. In this respect, the Council requests that full and timely notification of such details also be provided to local residents. It has been disappointing to hear from residents that they have received either late notification of this application or none at all.

SH arrived at this point.

8. 25/500693/FULL - 88 Norrington Road Maidstone Kent ME15 9XD

Loft conversion with installation of 3no. dormer windows and 3no. roof lights. Erection of a front porch extension and addition of a door to side fenestration. Part garage conversion into a utility room and the installation of a pitched garage roof.

The Planning Committee **AGREED** that if the Planning Officer is satisfied that the requirements of the Supplementary Planning Document for residential extensions are met then they have no objection to this application.

9. 25/500851/NMAMD - 24 Eddington Close Maidstone Kent ME15 9XG

Non-Material Amendment to 24/504844/FULL: Erection of a single storey pitched roof front extension to form a ground floor shower room and move front door to side elevation.

Amendment to use a flat roof instead of a pitched roof.

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

10. 25/500857/FULL - Greystones Old Loose Hill Loose Kent ME15 0BH

Removal of Cabrio roof light & 2 No pitched roof dormers to rear elevation. Erection of a two storey rear extension, one with inset balcony, with link section between. Proposed cladding of existing walls at ground floor level, plus alterations to fenestration.

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

11. To receive an update from Cllr Westwood on Postley Rd (Aile Homes Development)

MW spoke to a previously circulated report. He stated that, together with representatives from Tovil Parish Council and the former North Loose Residents Association, he had attended a meeting with Aile Homes. The company is in discussion with MBC about bringing forward a planning application (potentially at the end of May) for 36 homes on land at Postley Road in Tovil.

The site lies to the north of Saxon Way and west of Richmond Way, adjacent to the boundary with Loose. Outline permission granted to a different applicant to build 62 homes on the site has expired.

Properties will be split 21/15 private/affordable. The draft proposed layout indicates there will be green buffer zones on the site's boundaries. Vehicle access is proposed via the end of Postley Road, adjacent to Richmond Green. Pedestrian access is also proposed at the site's southern end. Parking areas will be provided for affordable homes, car ports for private

ones.

Recommended action for LPC: keep in touch with AI and Tovil PC to obtain early notice of the planning application and ensure nearby Loose residents are informed.

The Planning Committee **AGREED** the recommendations.

BC provided supportive comments on the new proposal after outlining his involvement with the site and reiterating its history.

JA highlighted that this case reflects LPC's new policy regarding communicating with developers prior to applications being submitted. It has now been acknowledged that such conversations can benefit the parish and he proposed that where possible, 2 persons (either 2 Councillors or a Councillor and Clerk) should attend future meetings. BC agreed he would also be happy to attend, if invited.

BC advised that alongside the development, a section of Richmond Way green is not within the lease currently being transferred to LPC. He suggested with devolution there may be an opportunity for the Parish to obtain the freehold, rather than it going to the unitary authority. The Planning Committee **AGREED** this should be put on the agenda of the next LPC meeting. Action: NB.

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

MW advised that he would be talking to East Farleigh Parish Council on 21 March. They are information gathering with regard to developing a Neighbourhood Plan.

13. Date of next meeting: 31 March 2025.

Meeting closed 7.23pm.

Signed Committee Chairman

Dated: