



## **Minutes of the Planning Committee Meeting**

### **Loose Parish Pavilion**

### **Monday 28 April 2025 at 6.45pm**

**Present:** Jim Andrew (Chairman) (JA), 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 ten members of the public in attendance.

#### **1. To receive and record any apologies for absence.**

Apologies previously received from Cllr Vianne Gibbons were accepted. No apology received from Cllr Sue Hill.

#### **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 meetings of 14 April 2025 (Pages 711 - 712).**

The minutes of the meeting held on 14 April 2025 were **AGREED** and signed by the Chairman.

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

Two members of the public spoke in opposition to the application 25/500783.

#### **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 – revised details.

Loose Parish Council **AGREED** to object to this application. If the Planning Officer decides to recommend approval, the Parish Council would like this application called in to the Planning Committee.

Having read the Management Plan, the Planning Committee considers it of poor quality and prompts more questions than it answers. It also does not satisfy the concerns that were previously raised.

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 considers that the proposal does not meet the requirements of these policies.

The Planning Committee believes that the parking provision is inadequate for the proposed business. The Management Plan has proposals to mitigate this issue, none of which are realistic, and some of which are based on incorrect information, e.g. there is no nearby business park to provide overflow parking and Barming station several miles away does not offer a realistic public transport alternative.

Concerns were also raised about the Management Plans provision for disruption and the Planning Committee considers that locating the proposed business in a street of such residential character (as recognised by the Loose Road Character Area Assessment) would be clearly inappropriate.

The Parish Council believe that a precedence was set when 23/504548 Pennine Bower Lancet Lane Maidstone Kent ME15 9RX - Change of use of swimming pool from Class C3 residential to Class F1 educational/learning (retrospective) was refused. The Officer wrote 'I consider the development to be inappropriate to its context, and to amount to an unneighbourly form of development which has resulted, and has the potential to further result, in noise, disturbance and activity which is detrimental to the residential amenities of neighbouring occupiers and which has adversely impacted their reasonable enjoyment of their properties. This is in clear and direct conflict with Local Plan Review Policy LPRSP15 which states that, in order to be permitted, development proposals should "respect the amenities of neighbouring properties... ensuring that proposals do not result in... excessive noise... air pollution, activity or vehicular movements, overlooking, or visual intrusion, or loss of light to occupiers" (criterion 5). It also conflicts with BCE Policy 1 of the North Loose Neighbourhood Development Plan 2015-2031 which states, amongst other things, that new business development will be supported where it would have an acceptable effect on residential amenity and any parking, highway and traffic considerations'.

**8. Strip of land at Richmond Way.**

The Planning Committee **AGREED** that it supported the principle of taking on the freehold of Land at Richmond Way should Maidstone Borough Council be prepared to dispose of it. It recognised that this would be a decision for Full Council to make subject to acceptable terms and conditions. The Planning Committee **AGREED** to recommend to Full Council that an enquiry be made to MBC via Cllr. Brian Clark.

**9. To review the Planning Committee Terms of reference.**

The Planning Committee **AGREED** to approve the terms of reference with a small alteration.  
Action: to be approved at a full Parish Council meeting.

**10. To receive other items for discussion. Information only.**

None

**11. Date of next meeting: 12 May 2025.**

The meeting closed at 7.26pm