



Minutes of the Planning Committee Loose Parish Pavilion 5 July 2021 at 6.45pm

Present: Jim Andrew (Chairman) (JA), Peter Rigby (PR), Vianne Gibbons (VG), and Jan Capon (RFO) (JC) took the minutes.

Members of the Public/representatives in attendance

There were 3 members of the public present at the meeting. Also Ward Councillor Susan Grigg

Housekeeping procedures and rules on taking part were pointed out by the Chairman.

1. To receive and record any apologies for absence

Apologies were received from Councillors Tony Oliver & Velma Bennett.

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 21 June 2021 (Pages 536-537).

The minutes of the Planning Committee meeting on 21 June 2021 were **AGREED** as true and accurate record. The minutes were signed by the Chairman.

*It was **AGREED** by the committee that item 7 to be discussed before item 6*

6. To review the Terms of Reference for the Planning Committee and make any necessary decisions.

The Councillors **AGREED** to defer this item until the next planning meeting scheduled for the 19th July 21 to allow more time to review document.

7. 21/501418/FULL - Land To The North Of Forstal Lane Coxheath Kent ME15 0QE.

Part retrospective application for a change of use of land for the stationing of 2 no. static mobile homes and 2 no. touring caravans for a single Gypsy/Traveller site. Erection of stable

block and horse walker, permeable hardstanding areas, soft landscaping and new entrance onto Forstal Lane **(Comments by 9 July 2021)**.

After discussion the Committee **AGREED** to object to the application

JA read out an objection letter from a resident.

SG stated that she supports local residents. It was understood that enforcement was informed early on.

Residents in attendance stated they were not informed about the application. Felt people moved in by surprise, and it was questioned as to how can it be retrospective. This is in view of x2 60ft long mobile homes, 10 car park spaces, and x 2 two caravans now on site, traffic is also a problem into Well Street.

Letter from Kent Highways states that this development proposal does not meet the criteria for involvement of KHW.

It was further mentioned that there was a general practice, that MBC sent out letters to neighbouring properties, and on this occasion none were received. It was also stated that no site notice appears to have been put up by MBC.

Also mentioned that this land was on the MBC call for sites.

Committee discussion covered: -Contrary to Loose Neighbourhood Plan Policies:-

LP2 (1)- Scenic quality; LP3 (1) Design and development in the countryside-looking for a high quality design, and key landscape features, and to respect character; LP3(3)-Character & setting; LP4- Natural environment- should include an eco-survey with the application but is not included.

MBC local plan- Policy DM41 (vii)-Is relevant as it refers to provision to deal with waste products. Application should indicate disposal of contaminated waste, and would include soiled horse bedding material. Reference was made to Policy DM 30- enhancement of local distinctiveness, felt this would not be met.

Reference was made to Traveller Policy for Traveller Sites-Item 13(f) & item 24(b) & item 26 (b&c)

It was mentioned that there are 3 other traveller sites in the local area, and it was felt availability at these sites do not appear to have been looked into.

Application- Felt not well planned, no landscaping mentioned.

The Proposal notes state that they want stable and horse walker facilities. However, on the declaration form item 5 & 17 they appear to say no.

LPC believe there should be a change of use for agricultural to equestrian use.

MBC Local Plan policy DM41 (ix) states that there should be access for countryside and bridleways. The only access is onto a country lane, no access to countryside.

Action JC-first draft response to MBC planning to JA, and a copy of the final draft to SG when completed.

Response from LPC to MBC

The above application was discussed at the Loose Parish Council Planning Committee on the 5th July 2021. Its recommendation is to object to the proposal.

The meeting was attended by some nearby residents to the application site. They considered they had been antagonised by the course of events in the way the site has development leading up to this application. There had been no informal contact from those concerned. Development just continued without due process. Further, there was surprise that no written notification had been received from the MBC informing them of this application. Further, they had not seen an orange site notice on display.

There are several areas in which the Parish Council takes issues with the application:

Referring to “The Planning Policy for Traveller Sites” Item 13(f) includes not putting undue pressure on local infrastructure and services. Forstal Lane/Well Street already carries an unacceptable volume of traffic, material damage is being caused to properties in Well St and traffic is a constant danger there. This will further increase as the already permitted larger residential development on the south side of Forstal Lane comes on line. Any further traffic onto these roads should not be entertained. Item 24(b) asks whether availability (or lack) of alternative accommodation have been considered? It is pointed out there are already nearby “Gypsy and Traveller” sites to the west of Coxheath, Stilebridge and Boughton Monchelsea. Have these been approached and established as full? Item 26(b&c) calls for landscaping. None is shown on the drawings. Annex 1 glossary-outlines the criteria for Gypsies and Travellers. Documentation indicates the applicant has a partner in a council house in Coxheath and children in school (cover letter 1.05 refers). Is this consistent with the requirements of this Annex?

Referring to the MBC Local Plan-Policy DM 30 asks whether proposals enhance local distinctiveness? It is considered they do not. Policy DM 41(vii) There is no indication of how and where horses soiled bedding materials will be dealt with to satisfy this cause. Policy DM 41(ix) says the site would have easy access to bridleways and /or the countryside. The site is some distance away from bridleways and access to them would be via the public highway. While the site may be in the countryside the application does not make it clear how much access the applicant has to it.

Referring to Loose Parish Council Neighbourhood Plan 2018-2031- Policy LP2(1) the proposal is in the Loose Valley Landscape of local value. As such it should have regard to the scenic quality and distinctive character of the area and should mitigate any impacts. Mobile homes and caravans are not a feature of the Loose Parish. Those proposed will create an impact as they are of a considerable size. Policy LP3(1) would be compromised against clauses (a) high quality design, (c) retaining key landscape feature and (d) respect of character and distinctiveness of the locality. Policy LP3(3) states- Proposals for development will be required to retain character and setting of the area and should seek to avoid coalescence with the settlements of Coxheath, and surrounding parishes. Again the nature of the application does not retain the character and setting of Loose. This application being adjacent to the parish boundary with Coxheath immediately coalesces the two parishes. Policy LP4(2) requests sight of an ecological survey, nothing has been forthcoming. While not strictly covered by this clause it does mention mitigation against flood water. This area of the parish is known to have a volatile water table. Incidents of water pouring down Well Street from the ongoing residential development work on the south side of Forstal Lane are recent examples.

Turning to other areas, it is apparent the applicant wishes to run an equine business from the site. This would constitute a change of land use from agricultural to business. The application does not cover this. There are questions being asked locally about who would actually undertake the equine business on the site? Loose Parish Council asks whether it is an issue if this was not to be the applicant?

The Loose Parish Council urge objection to this application.

8. 21/502870/FULL - 1 Bridge Street Loose Maidstone Kent ME15 0BY.

Replacement of all existing single glazed metal windows to front, side and rear, and rear door with aluminium framed windows and door (Comments by 19 July 2021).
After discussion the Committee **AGREED** no objection

9. **21/502697/FULL - Springfield Salts Lane Loose Maidstone Kent ME15 0BD.**
Demolition of Shed and erection of outbuilding (Comments by 15 July 2021).
After discussion the Committee **AGREED** no objection
10. **21/503180/SUB - Land Adjacent 24 Hubbards Lane Boughton Monchelsea Kent ME17 4LN.**
Submission of details pursuant to condition 3 (details of all fencing, walling and other boundary treatments) in relation to planning permission 21/500498/REM.
After discussion the Committee **AGREED** no objection
11. **Proposed 5G Telecommunications Installation for H3G UK - Loose Road Streetworks ME15 9TX**
Proposed 18.0m Phase 8 monopole c/w wraparound cabinet at base and associated ancillary works.
After discussion the Committee **AGREED** that being this proposal is outside of the Parish, the LPC would go with Officers opinion.
12. **21/503281/SUB - Land South of Heath Road Linton Maidstone Kent ME17 4NU.**
Submission of details pursuant to Condition 27 (boundary treatment) of application 18/500618/FULL.
After discussion the Committee **AGREED** no comment
13. **21/503088/TPOA - 37A Leonard Gould Way Loose Maidstone Kent ME15 9FX .**
TPO Application - Oak (T4) Crown lift trees by removing epicormic growth up to crown break (5m). Remove x4 branches on the east side of the tree back to the upright stem so the tree doesn't overhand the neighbouring farm field and allows more light into the garden (estimate 5m). Remove major deadwood. (See supporting document received 18.06.21 for further information) (Comments by 9 July 21).
After discussion the Committee **AGREED** to support MBC Tree Officers opinion
14. **21/503163/FULL - Land Adjacent To Bramleys Old Loose Hill Loose Kent ME15 OBS.**
Section 73 - Application for Variation of condition 9 (change of solar panels to an air source heat pump) pursuant to application 18/504327/FULL for - Conversion of redundant agricultural barn to residential dwelling, erection of new detached garage and landscaping (Comments by 20 July 2021).
After discussion the Committee **AGREED** no objection
15. **To receive other items for discussion, information only.**
None.
16. **Date of next meeting: 19 July 2021.**

Meeting concluded at 8.05pm

Signed Committee Chairman

Dated: