



Minutes of the Planning Committee Loose Parish Pavilion 4 October 2021 at 7pm

Present: Jim Andrew (JA), Tony Oliver (TO), Vianne Gibbons (VG) and Velma Bennett (VB). Kim Owen (Clerk) (KO) took the minutes.

Members of the Public/representatives in attendance

There were no members of the public present at the meeting.

1. To receive and record any apologies for absence

Apologies were received from Peter Rigby.

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 20 September 2021 (Pages 550-551)

The minutes of the Planning Meeting on 20 September 2021 were **AGREED** as a true and accurate record. The minutes were signed by the Chairman.

6. 21/504511/FULL - Salts Farm Salts Lane Loose Kent ME15 0BD

Demolition of existing barns and erection of 2no. detached dwellings, with rear balconies, external staircases and associated access, parking, fencing and landscaping (Comments by 15 October 2021).

After discussion the Committee **AGREED** that they object to the application as the reasons for the previous planning application 21/500430/FULL being refused by MBC have not be addressed. The Committee's objection are as follows:

In the vicinity of the application site since 2015 there has been a plethora of applications that have been refused primarily due to issues with access to and from the A229. These are 04/1477, 10/0765, 15/509683 all 51 Linton Rd and 116/507854, 57/59 Linton Rd. They all have relevance to the LPC objection to this application. There is insufficient room on the access road for two vehicles to pass which may cause a vehicle to reverse out into the A229

which would create a significant hazard to highway safety particularly given the volume and speed of traffic using the A229. Additionally, vehicles queuing on the A229 to wait for vehicles to exit from the access road would again be hazardous. Rosemount Close joining the A229 on the west side also adds to potential highway danger at this point. These issues have been upheld as “serious risks” by the Highway Authority in the past.

A previous application for planning permission for a single dwelling to the rear of 51 Linton Road was refused and dismissed at appeal even though the applicant proposed improvements to the access road onto the A229 to overcome Council concerns relating to access. This application does not appear to consider any changes at this point. In the interest of consistency, it should be rejected.

The access road forms part of a Public Right of Way (KM68) and is widely used by local residents and ramblers. The increase in vehicular traffic and the narrow width of the access road could be detrimental to the safety of pedestrians.

Proposals are in a conservation area and the proposed dwellings are c.3m. higher than the existing ones. Accepting the existing buildings do little to enhance the setting of heritage and listed buildings nearby neither do the proposed ones given their increased height. Nearby application 15/509683 (51 Linton Rd), which was for one dwelling, was rejected as being detrimental to visual amenity.

If the development were to go ahead there would be a problem as large lorries cannot access the site without major damage to land and cause nuisance to local residents. Further the removal of any hazardous materials would have to be undertaken in strict accordance with regulations and consideration for local residents.

(Hearsay tells us that the length of access track north from the track to the site may not be in the ownership of the applicant).

- 7. 21/504242/FULL - Springdale Church Street Loose Maidstone Kent ME15 0BX**
Demolition of driveway RH Ragstone wall, widening of access driveway by 1.4 metres and reconstruction of driveway RH Ragstone wall (Comments by 7 October 2021).
After discussion the Committee **AGREED** that they have no objections to the application.
- 8. 21/504958/TPOA - Chareda Pickering Street Loose ME15 9RH**
TPO application to remove eight overextended branches of one Sycamore, on south side of the tree that hang within the garden; Remove low branch on south side of one Sweet Chestnut, that overhangs the summer house (Comments by 5 October 2021).
After discussion the Committee **AGREED** that Clause 3.2.2 in tree report defines the extent of the works and the Committee would not wish to further works other than those described. The committee would be happy to see the secondary growth cut back to the boundary providing that there is no detriment to the tree. They would like the application referred to the Landscape officer for his expert opinion.
- 9. 21/504651/LAWPRO - 636 Loose Road Loose Maidstone Kent ME15 9UW**
Lawful Development Certificate for proposed adaptation of existing basement room to a habitable room/bedroom and replacement of existing light window with escape window. Relocation staircase leading to first floor and internal alterations.
After discussion the Committee **AGREED** that they have no objections to the application.

10. To receive other items for discussion, information only.

None.

11. Date of next meeting: 18 October 2021

Meeting concluded at 7.40pm

Signed Committee Chairman

Dated: