

Linton Parish Council
The Minutes of the Meeting of Linton Parish Council held in Linton Village Hall
on Monday 8th September 2025 at 7.30pm

Councillors present: Patricia Burden
Bernard Cresswell (Chairman)
Antony DiMarco
Patrick Gerrish
Caroline Richer

Also present: Mrs. Sherrie Babington (Parish Clerk) MBC Cllrs Wales and Clarke

The meeting was chaired by Cllr Cresswell

1. Apologies.

Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 85(1) of the Local Government Act 1972. The members present must decide whether the reason(s) for a member's absence shall be accepted.

Apologies were received and accepted from:

- *Paterson (holiday)*

2. Declarations of Interest.

To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers.

No declarations of interest were made.

To consider any Dispensation requests received by the Parish Clerk and not previously considered.

No dispensations were considered.

3. Parish Councillor Vacancy.

No applications had been received for the councillor vacancy.

4. Minutes of the Previous Meeting.

The Minutes of the Parish Council Meeting held on 14th July 2025 were circulated and approved as a true record.

Proposed by Cllr Gerrish, seconded by Cllr Burden.

Signed and dated by the Chairman.

5. Matters Arising.

Hall invoice – The Clerk confirmed that an invoice for hall hire had now been received and was included the Financial Statement for approval.

6. Public Participation.

No members of the public were present.

7. Clerk's Report & Correspondence.

The Clerk's report was noted.

Resident email re: Vanity Lane – A resident had written to request a reduction in the speed limit on Vanity Lane following an incident where their dog was struck by a speeding vehicle. They raised serious concerns about child safety, particularly with many homes and driveways opening onto the lane.

Members discussed the matter and noted that the lane was national speed limit and therefore could not be reduced.

8. Devolution / Community Governance Review.

Cllrs Clarke and Wales gave an update on the ongoing Community Governance Review and devolution.

9. KCC & MBC Ward Councillor Reports.

Reports were received from Borough Councillors Wales and Clarke, including:

- KCC has implemented further speed reductions within Loose which may support similar requests in Linton.
- Updates provided on Gypsy & Traveller site provision and enforcement of planning conditions.
- Beacon Park Planning Application – Cllr Clarke was thanked for attending the Maidstone Borough Council Planning Committee and speaking on behalf of Linton Parish Council. He explained the outcome of the application to members and confirmed that a number of conditions had been included in the approval notice.
- Joint Transportation Board – Cllr Clarke reported on the recent meeting, where he presented a paper with supporting evidence to reduce speed limits locally. The proposal had the support of both Kent County Council and Maidstone Borough Councillors and would now progress with this joint backing.
- Devolution and Disposal of Land – Cllr Clarke reported that Maidstone Borough Council had reviewed its land disposal policy so that sites could now be passed over as freehold, rather than only leasehold.

Members discussed the implications of this and agreed that the Parish Council should take steps ahead of devolution to secure land within the parish currently owned by the Borough Council.

It was agreed that the Parish Council should write to the Director of Finance at Maidstone Borough Council to express an interest in the car park.

A resolution was passed, proposed by Cllr Burden and seconded by Cllr DeMarco, that the Parish Council should write formally to express this interest regarding the car park.

Action: Clerk to progress.

10. Financial Matters.

The Financial Statement was circulated and approved.

Proposed by Cllr Cresswell, seconded by Cllr Richer and agreed by all present.

It was further proposed by Cllr Gerrish, seconded by Cllr Burden, that an additional cheque for £37.90 for a printer cartridge, payable to Cllr Gerrish, be added to the Financial Statement for approval.

This was agreed by all present.

11. Highways Matters and PROW.

Members discussed the Orchard to the rear of the Village Hall, which was no longer being maintained by the landowner. The Orchard had now been destroyed and would be replaced with plums.

The maintenance of the verge near the bus stop was also discussed.

The Chairman stated that the person who had previously maintained this verge was now unable to do so, and therefore an alternative solution needed to be found. He noted that the Parochial Church Council were due to discuss this at their meeting and asked members whether the Parish Council could help or assist in any way.

Cllr Gerrish suggested that a request could be made to a local business that already maintained the churchyard, to take on this area. It was therefore agreed that Cllr Gerrish would liaise with the landowner's representative and the PCC representative regarding this matter.

Action: Cllr Gerrish to progress.

12. Planning Matters.

a. Planning Applications.

25/503043/TPOA – The White Lodge, Loddington Lane, Linton.

TPO of 1967: 1 No. Horse Chestnut – application to clear recently failed limb, carry out reduction of approx. 5m, with a proportional width reduction of up to 4m, cutting back to appropriate branch unions to balance, remove ivy and raise the crown over road to approx. 5m.

MBC Decision: Application Permitted

Members noted the approval.

25/502383/FULL – Five Oak Stables, Stilebridge Lane, Linton Kent ME17 4DE.

Section 73 – Application for minor material amendment to approved plans condition 2 (to allow alterations to site layout and widening of the access, and reductions of parking spaces from 20 to 14) pursuant to 23/504249/FULL (allowed at appeal APP/U2235/W/24/3338929) for change of use of land to 4 plots for Gypsy and Traveller use, including siting of 8 static mobile homes and erection of 4 brick-built day rooms, with associated access track and parking.

Members discussed the matter, noting the amendment and raising concerns about enforcement.

25/503214/FULL – 4 White House Farm Gardens, Stilebridge Lane, Linton.

Erection of a single storey garage.

MBC Decision: Application Permitted

Noted by members.

b. Planning Decisions

25/503043/TPOA – The White Lodge, Loddington Lane, Linton Kent ME17 4AG.

TPO of 1967: 1 No. Horse Chestnut tree – application to clear recently failed limb, carry out reduction of approximately 5 metres, with a proportional width reduction of up to 4 metres, cutting back to appropriate branch unions to balance. Remove ivy and raise the crown over the road to approximately 5 metres.

Application Permitted

25/502873/NMAMD – Land at Heath Road, Linton Kent.

Non-Material Amendment to Planning Application ref 23/505091/HYBRID. The changes to the drawings are stipulated in the supporting booklet. The exterior changes are mainly minor changes to match internal floor plans. There are minor changes to the roof plan to accommodate the PV panels and plant machinery.

Application Refused

The Council hereby REFUSES the above amendment to the relevant planning application and considers them to be material changes for the following reason(s):

(1) The proposed changes to the east, south, and west elevations would result in a materially different appearance to the building, and the potential for different impacts upon a neighbouring property on the east elevation, and so are considered to be material changes.

25/502273/LAWPRO – Burford Farm, Redwall Lane, Linton Kent ME17 4BD.

Lawful Development Certificate for proposed installation of two 25 metre by 25 metre bin pads with partial grain wall sides, to support an existing agricultural holding.

Application Permitted

25/501375/SUB – Land North East to Stilebridge Stable Yard, Stilebridge Lane, Linton Kent ME17 4DE.
Submission of details pursuant to conditions 8 (Site Development Scheme) and 9 (External Lighting), subject to 24/502990/FULL.

Application Permitted

25/500734/FULL – Redwall Farm, Redwall Lane, Linton Kent ME17 3QY.

Demolition of Buildings 1 and 2, reconfiguration of Building 3 and redevelopment of the site to provide 4 dwellings with private amenity space alongside parking and other associated works.

Application Permitted

25/501872/FULL – 4 White House Farm Gardens, Stilebridge Lane, Linton Kent ME17 4DE.

Erection of a single storey rear extension.

Application Permitted

c. Other Planning Matters.

To consider other planning matters.

Beacon Park Planning Application – Cllr Cresswell spoke regarding the Beacon Park planning application and the absence of infrastructure considerations in how such applications are determined. He noted that planning has been housing-led since 2011, often without proper regard for infrastructure delivery.

A general discussion took place regarding the planning process and the consultations to planning applications.

Cllr Cresswell also referred to the Beacon Park Infrastructure Delivery Plan and questioned how this would be achieved. Cllr Clarke confirmed that once an application has been approved by Maidstone Borough Council, Kent County Council are expected to deliver the infrastructure, but there is no enforcement by MBC to ensure this occurs. Members expressed concern that this was a fundamental weakness in the system.

13. Other Reports.

a. Allotments:

Cllr Gerrish spoke regarding tenancy agreements, the new noticeboard, and the relocation of the existing noticeboard to the top of the allotments for allotment holder use.

He stated that he would bring a proposal for the new noticeboard back to the next meeting.

He also reported that a wasp nest had been dealt with during the summer months and that the autumn clear-up will take place in September.

b. KALC:

No updates were received.

c. Playground:

A safety inspection was noted, with no action necessary.

It was agreed that the Parish Council would submit an expression of interest in the land for the play area, which was currently owned by Maidstone Borough Council, to be passed over to the Parish Council prior to devolution.

This was proposed by Cllr Cresswell, seconded by Cllr Richer, and agreed by all present.

Action: Clerk to write to Maidstone Borough Council.

d. Website:

Cllr DiMarco stated that he was slowly reviewing the website to update out-of-date matters, and that this was ongoing.

e. Speed Watch:

Cllr Gerrish reported that he had been in touch with the police regarding the Speed Watch scheme. The equipment needed to be calibrated, and new batteries installed, and he was still seeking volunteers for Speed Watch.

f. Neighbourhood Watch:

No matters were reported.

g. Linton Village Hall:

Members also discussed the BT kiosk which had now been repaired and refurbished, and it was agreed that the Parish Council would explore the adoption of this box.

Action: Clerk to progress.

h. Parish Newsletter:

Cllr Gerrish stated that he would progress the next newsletter and asked for content from members.

Action: Cllr Gerrish to action.

i. Parish Litter Pick:

Cllr Richer reported that the litter pick had taken place on Saturday 6th September, and it was reported that there had been a reduction in the amount of litter. The date of the next litter pick is to be confirmed..

14. 2026 Certificates of Appreciation.

To consider the 2026 Certificates of Appreciation.

Members discussed possible recipients. To be agreed at a later meeting.

15. Other Matters and Items for the Next Agenda.

No matters were raised.

16. Date of Next Meeting.

Monday 13th October 2025 at 7.30pm in Linton Village Hall.

There being no further business, the meeting closed at 9.30 pm.

Signed: _____
(Chairman)

Date: _____