

Linton Parish Council
The Minutes of the Meeting of Linton Parish Council
held in Linton Village Hall on 11th November 2024 at 7:36PM.

*Councillor's present: Patricia Burden
Bernard Cresswell
Caroline Richer*

Also: Parish Clerk, Sherrie Babington, MBC Cllrs Wales and Clark, and members of the public.

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 from Parish Councillors DiMarco (holiday), Patterson (sickness) and Gerrish (sickness)

2. Parish Councillor Vacancy.

To consider any applications for the Parish Councillor vacancy.

No applications to consider.

3. Declaration of Interests.

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 interests were declared.

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

No Dispensations were considered.

4. Minutes of the previous Meeting.

The Minutes of the previous meeting were circulated to all Members.

These were proposed by Cllr Richer as a true record, seconded by Cllr Burden and agreed to by all present.

The minutes were then signed and dated by the Chairman of the meeting.

5. Matters arising from the minutes.

To consider any matters arising, not included on the agenda.

Litter bin request - the Clerk stated that she needed the exact location for the bin to enable her to take this up with MBC. Discussion resulted in an action for Cllr Paterson to approach Clockhouse to see if they would site a bin and empty Greensand Way junction with Westerhill, which the litter pick report is where it is needed.

Action: Cllr Paterson to take forward.

6. Public Participation.

A resident attended the meeting to speak under the item for village hall.

7. Clerks Report & Correspondence.

The Clerk's Report was noted.

8. KCC & MBC Ward Councillor Reports.

To received reports from the KCC and Borough Councillors.

MBC Councillors Simon Wales and Brian Clark gave their report to the meeting.

Conservation Area Management Plan - Cllr Clark reported that Maidstone Borough Council had adopted a generic Conservation Area Management Plan for parishes not already covered, incorporating recent planning changes.

Cllr Cresswell outlined the Conservation Area Plan for Linton and the area it covered.

Joint Transportation Board Meeting - Cllr Clark reported on the submission of a request for a speed reduction on the A229. He stated that despite initial concerns from Kent County Council, the proposal was accepted, and KCC officers were now tasked with preparing a paper for review.

A general discussion on speed limits followed.

Greensand Ridge - Maidstone Borough Council had passed a motion seeking greater protection for the Greensand Ridge landscape area.

Linton Crossroads - It was reported that progress on the scheme remains dependent on funding allocation by Maidstone Borough Council and implementation by KCC.

Beacon Park Application - The application was discussed, with it was agreed that representations should focus on the need for mitigation measures.

9. Financial Matters:

a. Financial Statement.

Financial Statement will be circulated in paperwork at PC meeting.

The financial statement was circulated and approved by members. Proposed by Cllr Cresswell, seconded by Cllr Richer and agreed by all present.

Cllr Cresswell spoke regarding the recent report for the CCTV and asked the Clerk to put together the costs in total for past five years so that the Parish Council could ascertain whether the CCTV was financially viable.

Action: Clerk to progress.

b. 2025/2026 Budget.

The draft budget will be circulated ahead of the next PC meeting and when MBC have released their Band D figures in late December. The Precept figure will need to be approved by the end of January 2025.

10. Highways Matters.

To discuss highway related matters.

The Highways Improvement Plan was discussed by members, and it was agreed to update the HIP with the following proposals:

1. Reduction of the speed limit to 30 mph along the A229.
2. Installation of double yellow lines along Vanity Lane to the junction with Heath Road.
3. Introduction of double white lines at the crossroads with Redwall Lane.
4. Replacement of the interactive sign on the A229.
5. Installation of traffic lights at the Redwall Lane junction with Linton Hill.

It was agreed that the updated Highways Improvement Plan would be circulated to members for review and formally agreed at the next meeting. Following this, a meeting will be arranged with the Highways Officer to discuss the proposals further.

Action: Clerk to progress.

11. Planning Matters.

a. Planning Applications.

24/504265/FULL - Forge House Heath Road Linton Kent ME17 4NU

Erection of a single storey rear extension including alterations to fenestration and insertion of a Juliet balcony. Erection of a single storey garden room.

No objections

20/505751/EIFUL - Reed Court Farm Hunton Road Marden Tonbridge Kent

Erection of a new free range egg farm consisting of 2 no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works. revised details.

Objections

Cllr Cresswell spoke regarding the River Beult and the need for future planning applications to have a positive impact on this.

b. Planning Decisions.

24/503320/FULL

Land At Rankins Farm Linton Hill Linton Kent ME17 4AU

Section 73 Application for Variation of condition 2 (to allow all year round covering of the polytunnels) of permission 21/506532/FULL being Section 73 Variation of 18/506176/FULL (Minor Material Amendment to 18/500214 (erection of polytunnels with associated landscaping) to enable construction of drainage basins and swale)

Application Permitted

24/503320/FULL

Land At Rankins Farm Linton Hill Linton Kent ME17 4AU

Section 73 Application for Variation of condition 2 (to allow all year round covering of the polytunnels) of permission 21/506532/FULL being Section 73 Variation of 18/506176/FULL (Minor Material Amendment to 18/500214 (erection of polytunnels with associated landscaping) to enable construction of drainage basins and swale)

Application Permitted

24/501736/SUB

Oakwood Stilebridge Lane Linton Kent ME17 4DE

Submission of details pursuant to conditions 4 (Site Development Scheme) of application

24/500384/FULL.

Application Permitted

24/503473/FULL

G And S Smallholdings Wheelers Lane Linton Maidstone Kent ME17 4BN

Section 73 Application for removal of condition vi (Occupancy of dwelling shall be limited to persons employed or last employed locally in agriculture) pursuant to application MA/90/0631 (Erection of 2 storey house and garage to serve agricultural holding).

Application Refused

The Council hereby REFUSES Planning Permission for the above for the following Reason(s):

(1) In removing condition 6 of MA/90/0631, the submission would effectively change the description of the approved development and this cannot be carried out under Section 73 of the Town and Country Planning Act 1990, as advised in National Planning Policy Guidance (Paragraph: 014, Reference ID: 17a-014-20140306, Revision date: 06 03 2014)

c. Other Planning Matters.

To consider other planning matters.

Maidstone Borough Gypsy, Traveller and Traveling Show People Development Plan Document – Preferred Approaches (Regulation 18b) Consultation

Maidstone Borough Council has published the Regulation 18b version of its Gypsy, Traveller and Travelling Show People Development Plan Document, which sets out the preferred policy approaches to meeting accommodation needs and the reasonable alternatives being considered. In some instances, the preferred policies are more fully formed whilst in others the policies are more indicative in nature. There are no sites identified or allocated at this stage, as we are seeking views on the spatial strategy approach before committing to identifying sites.

How to view the documents: During the consultation period the Regulation 18b Gypsy, Traveller and Travelling Show People DPD, the accompanying Sustainability Appraisal Report, Consultation Response Forms and all supporting materials will be available on the Council's webpage at:

<https://localplan.maidstone.gov.uk/home/gypsy-traveller-development-plan-document>

The DPD consultation document and Sustainability Appraisal Report are also available for public inspection at all libraries in Maidstone Borough during normal opening hours.

There is a six-week period during which time comments may be submitted. Only representations received within this period, which runs from 9.30am on 31st October to 5.00pm on 12th December 2024, may be considered. Where possible, please respond online:

Online: <https://maidstone.objective.co.uk/portal/>

Alternatively, please complete and submit a Consultation Response Form (available to download/print from the Council's webpage or request a paper copy by contacting the Council):

By email: ldf@maidstone.gov.uk or

By post: Strategic Planning Team, Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ.

By phone: 01622 602000

The outcomes of this consultation will help inform the next stage of the Gypsy, Traveller and Travelling Show People DPD.

It was agreed that Councillors would make individual comments to this consultation.

12. Other Reports.

To received reports for the following:

a. Allotments.

The Clerk reported that all allotment invoices had now been sent out.

b. KALC.

No matters were reported.

c. Playground.

To receive an update on the Playground.

It was agreed that the quotations for hedge maintenance would be discussed at the January PC meeting.

d. Website.

To consider any matters relating to the Linton Website.

No matters were reported.

e. Speed Watch.

To receive an update regarding Speed Watch.

No matters were reported.

f. Neighbourhood Watch Report.

To receive a report on NHW.

No matter where reported.

g. Linton Village Hall.

To receive a report regarding the Village Hall.

The new Chairman of the VHMC gave a report on the village hall.

h. Parish Newsletter.

The Chairman stated that Cllr Gerrish was due to send out a December newsletter.

i. Parish Litter pick.

To receive an update re Litter Pick.

Cllr Richer reported that the next litter pick was due to take place on 7th December 2024.

13. Other Matters and Items for the next Agenda.

Cllr Cresswell spoke regarding the historic handwritten minutes held by the Parish Council. He reported that he had reviewed and quantified the documents, which the British Library had indicated were valuable documents worth preserving. He explained the need for these minutes to be digitised and

noted that he intended to explore funding options to support the digitisation process, which would cost approximately £1,500.

Once digitised, the original records would be transferred to the Kent Archives for safekeeping. He confirmed that this project was currently a work in progress.

He also reported that the wooden memorial bench outside the church was broken. He proposed removing the bench and relocating the attached plaque to the Parish Council noticeboard as a permanent feature.

He stated that this would be further discussed at the January Parish Council meeting under Matters Arising.

14. Date of next Meeting – Monday 13th January 2025.

The Chairman thanked all members for attending the meeting.

There being no further business to discuss, the meeting was closed to the press and public at 9.25pm.

Signed _____

(Chairman)

Date _____