

**HUNTON PARISH COUNCIL  
MINUTES OF THE FULL COUNCIL MEETING  
HELD ON MONDAY 18<sup>TH</sup> NOVEMBER 2019 AT 7:30PM  
AT HUNTON VILLAGE HALL**

**PRESENT:** Cllr D Heaton in the Chair, Cllrs A Trought, G Thomas, R Lee, H Ward, T Stanbridge, J Goddard and, and Mrs S Goodwin, Clerk.

**IN ATTENDANCE:** Borough Cllr R Webb was in attendance. Seven members of the public were in attendance. Three left after Item 6.2. One left after Item 7.1. One left after Item 10.2.

**OPEN SESSION**

A resident asked whether it would be an issue that Hunton does not have a Neighbourhood Plan, when responding to the MBC Call For Sites submissions (Item 12.1). Cllr Thomas stated that it would be a plus point if Hunton did have one, but it was not negative that it does not. Another resident asked whether the village have to just accept the submissions for Hunton. Cllr Heaton explained that the process is not at the point where the Parish Council can object. The submitted sites for the borough have been published, MBC needs to consider them and then the planning process will start. The resident asked whether the Durrants Farm site is on a flood plain. Cllr Heaton confirmed that it is not.

Cllr Webb advised that over 300 sites, totalling 60,000 houses have been put forward across the whole borough but only a fraction is required (9,000 houses) so there is an excess allocation and many sites will not be considered. MBC will work through the suitability of the sites and by February will have narrowed them down to the required allocation. The proposed sites will then go to Committee.

Cllr Heaton observed that in the original MBC Local Plan, Hunton, East Farleigh and West Farleigh were not included, and MBC tends to select places which are rural hubs with transport links and other services, such as Yalding and Marden. The Parish Council is likely to object to the Hunton submissions. Cllr Trought added that it is not the first time the Durrants Farm site has been put forward and it has been rejected previously.

A resident stated that there is another development outside the parish, down Redwall Lane, and asked whether the Parish Council will be considering this. Cllr Thomas advised that MBC has stated that parishes cannot call planning applications to MBC Planning Committee if the site is not in the parish. An objection can be submitted but the Parish Council cannot follow it through at Committee.

Another resident asked about the timescale of the Call For Sites process and the next stage. Cllr Webb advised that the MBC Planning Department will narrow the sites down for February/March time. The Strategic Planning & Infrastructure Committee will then consider the remaining sites which will be outlined in normal committee papers, so they will be public knowledge. Cllr Thomas explained that nothing would be imminent as it has to be agreed by the Planning Inspectorate. Planning officers have accepted that 1,236 houses per year need to be built in the borough after 2022. KALC is objecting.

**1. APOLOGIES**

All parish councillors were present at the meeting.

Borough Cllr L Parfitt-Reid and County Cllr P Stockell had sent their apologies.

**2. FILMING AND RECORDING**

The members of the public did not wish to film, record or photograph the meeting.

**3. COUNCILLOR DECLARATIONS**

**3.1 Declaration of Interests**

There were no declarations of interests.

**3.2 Dispensations**

There were no requests for dispensations.

**4. MINUTES OF THE FULL COUNCIL MEETING HELD ON 16<sup>TH</sup> SEPTEMBER 2019**

The minutes of the meeting held on 16<sup>th</sup> September 2019 had been previously distributed. The Chairman

signed off the official copy of the minutes.

## **5. MATTERS ARISING FROM PREVIOUS MINUTES NOT INCLUDED IN THE AGENDA**

Item 11.2 – A response was submitted on the Maidstone Borough Council Local Plan Review Regulation 18 Consultation.

Item 12.6 – A utilities map was obtained for the site of the new gate at the entrance to the Village Hall car park and Jacksons Fencing have been informed about the two water mains nearby. A site visit has been carried out and the gate will be installed in the week commencing 2<sup>nd</sup> December 2019.

Item 12.8 – The insurance was renewed with Zurich Municipal.

## **6. POLICE**

### **6.1 Police**

PCSO Chivers was unable to attend the meeting. The following crime has been logged on the e-watch website since the last Parish Council meeting:

24/10/19 – Bensted Close – A residential property was broken into and items stolen.

It is not logged on the e-watch website, but the container in the Village Hall car park and the Football Club changing rooms were both broken into on 18<sup>th</sup> October. Nothing was taken but there was criminal damage. A letter has been written to Kent PCC Matthew Scott asking for reinforcement of the Rural Task Teams. A response was received from PCSO Chivers' supervisor on police resourcing.

### **6.2 Huntonwatch**

Steve Wyles reported the following on Huntonwatch:

There has been an additional crime in Hunton – the theft of a dozen trees from a garden in East Street. Huntonwatch is being made aware of an increasing number of scams, which are getting more sophisticated. These include offering a financial incentive or making threats (for not paying council tax etc). Huntonwatch will send a note out to members.

Details of several vehicles have been circulated among members.

Thank you to James Forster for helping to look through the CCTV footage following the break in at the Football Club. There is good CCTV footage of the vehicle involved and images of two individuals, but they were wearing balaclavas. The PCSO collected the stills and the investigating officer was subsequently in contact but had the incorrect details and was not actually aware of the Football Club break in. She was told the CCTV footage was still waiting to be collected but said their workloads are high. The response rate is very slow. Cllr Ward was aware of an incident at Amsbury Farm which had been reported to the police and CCTV footage had been burnt on to a CD. The police were told weeks ago but the footage has still not been collected. Mr Wyles remarked that people are getting fed up, they are putting images on Facebook and taking matters into their own hands.

Several people in the village have been asked if they want to buy a 200-year old olive tree by someone driving past.

PCSO Chivers leaves in seven weeks' time to become a uniformed officer with the British Transport Police. His replacement is likely to be a new recruit.

Cllr Heaton asked Borough Cllr Webb whether the Borough Council has made any representation to the police regarding the lack of police in the area. Cllr Webb identified that rural areas are being ignored back in March 2019. The Police & Crime Commissioner is increasing the number of recruits. Cllr Heaton asked that the three borough councillors make representation on behalf of the parishes

## **7. LOCAL COMMUNITY**

### **7.1 King George V Playing Field**

The Chairman of the King George V Playing Field Committee, Simon Taylor, reported on the last meeting, held on 13<sup>th</sup> November:

The leaking showers and toilet in the Football Club changing rooms have been fixed.

The horns near the Village Hall have disappeared.

The Football Club has received the new line marking machine and paint funded by the KCC Member Grant.

Removal of the green container and old pavilion, drainage flush through, minor remedial work on the play

equipment and tidying up on the field will be done in spring as it is too wet now.

Robert Cox has done a lot of cutting back.

One of the bins has gone missing.

Jacksons Fencing will fit the new barrier at the entrance to the car park in the week commencing 2nd December. Thank you to the Parish Council for funding this.

There are no health and safety issues.

There is £7,141 remaining in funds. The Committee will contribute towards the new changing rooms at the Bowls Club when the Bowls Club identifies how much money is still required. It is likely that some of next year's budget will be spent on renovations to the Football Club changing rooms, but the Football Club needs to provide details and estimates for the work required.

A request has been received to plant native tree saplings on the recreation ground (Woodland Trust sale). The Committee agreed that the trees could be planted near the wooded area in the top corner West Street side and/or in the Community Orchard, in the strip leading towards the cricket club.

## 7.2 **Hunton Village Hall Committee**

The Chairman of Hunton Village Hall Committee, Cllr Trought, advised that the next Committee meeting is to be held on 19<sup>th</sup> November.

## 7.3 **Hunton Primary School**

Cllr Trought had nothing to report.

## 7.4 **Hunton Village Club**

Cllr Trought reported that the Club is raising funds for new toilet facilities and a storage area.

## 7.5 **Traffic and Road Safety Working Party**

Cllr Goddard gave an update on the reduction in the speed limit on East Street. A leaflet has been distributed to East Street residents, resulting in 19 responses, all supporting a reduction in the speed limit. If the majority of residents do support the reduction, speed monitoring will take place at three locations. Members **Agreed** in principle that the speed monitoring should go ahead if residents want it undertaken. A resident had mentioned to Cllr Heaton that the road is narrow and would benefit from pedestrian signs. Cllr Goddard will contact Jennie Watson at KCC Highways. **ACTION: CLLR GODDARD**

## 7.6 **Tree & Pond Warden**

The Tree & Pond Warden, Mike Summersgill, reported that Liz Ridgeway has been organising tree planting, allowing those who do not have room in their gardens to purchase and plant trees on the recreation ground.

There is now water in the ponds.

## 8. **COUNTY & BOROUGH COUNCILLORS**

### 8.1 **County Councillor**

County Cllr Stockell was unable to attend the meeting.

### 8.2 **Borough Councillors**

Borough Cllr Webb advised that he was attending the Parish Council meeting in place of Borough Cllr Parfitt-Reid as he has information on Berry Gardens. On 21<sup>st</sup> October he spoke to the chairman of Linton Parish Council, who had seen administration staff working at the Berry Gardens site. Cllr Webb wrote to Marion Geary, the MBC Planning Officer, who wrote to the Berry Gardens agent. There are delays to the highway improvements and the HGV traffic will start soon so Berry Gardens is in breach of planning conditions. Cllr Webb reported this to Linton Parish Council who have asked Cllr Webb to take this up with MBC Planning Enforcement as well as them also doing so. Everything has been cleared from the Wares Farm site and is now on the site on the other side of the road. Cllr Webb asked whether the residents of East Street had noticed an increase in cars following the relocation of the Five Oak Green staff to the site. Cllr Ward noted that from 6:30am to 9:30am there is constant traffic but does not know where it comes from. Cllr Thomas advised that he and Cllr Heaton were not notified of the last Monitoring Committee meeting until the morning of the meeting and neither could attend. The Committee should be discussing road changes, among other things. Cllr Ward noticed that the MBC Planning Portal had recently been updated with a vehicle routing plan. According to the MBC Planning Committee minutes

this should include identification of roads unsuitable for HGVs and be appropriately signposted as such but does not. Cllr Webb agreed to look it up and speak to Marion Geary.

Cllr Stanbridge asked what was happening with the improvements to Linton crossroads. Cllr Webb advised that it was not a condition but Firmins, as landowners, were putting money into the improvement of Linton crossroads. This money will not cover the cost of all the improvements. The planning agent, DHA, has not seen any plans from Kent Highways. KCC needs to organise this but is lacking in funds so nothing is being done. Developers at other sites, for example Willow Grange, are also providing money for the Linton crossroads improvements. Cllr Heaton observed that the money will be returned to the developers if it is not used. Cllr Goddard asked who was responsible for setting the s106 amounts for each planning approval for the Linton crossroads improvements. Cllr Webb thought it is likely to be KCC Highways as statutory consultee. Cllr Goddard considered it completely unacceptable for KCC Highways to set the amount and then later state it is not enough. Cllr Webb agreed to investigate. Cllr Ward noted that in the MBC Planning Committee minutes it details the financial contribution and the Head of Planning & Development is to be given delegated powers regarding the transfer of the Berry Gardens land. Cllr Webb would need to look at all contributors to find out how much each is providing. The cost has been underestimated.

Members **Agreed** that a letter should be written to Roger Gough, Leader of KCC. ACTION: CLERK  
Cllr Heaton informed Cllr Webb that there was a planning enforcement issue with the Little Clock House site on George Street. The Clerk has contacted MBC Planning Enforcement but very little seems to be happening. Cllr Webb agreed to look into it.

Cllr Ward advised that MBC Planning Enforcement is ready to bring the Amsbury Farm enforcement case to a close as Fruition have vacated the site. However, Bardsley's have taken over the cold storage facilities. Members **Agreed** that the Enforcement Officer should be notified of the new development.

ACTION: CLERK

Cllr Thomas asked what Borough Cllr Fermor's plans were as she had not attended any Parish Council meetings. Cllr Webb advised that she is busy at work and will not be standing as borough councillor again.

## 9. PARISH COUNCILLORS

### 9.1 Liaison with External Bodies

Cllr Thomas had a meeting with other parishes, and William Cornall and Mark Egerton from MBC regarding housing numbers. It was not very helpful as the Strategic Planning & Infrastructure Committee has accepted the figures from the government, although Cllr Thomas cannot find this in the minutes. The number of new houses has increased from 880 to 1,236 per year. There is no conclusion as to whether it will be in the form of developments or garden villages, the possibilities are being discussed. It would be helpful if Maidstone KALC joined forces with other KALCs to challenge the figures with the government. CPRE is very keen to change its image and become more proactive with issues such as climate change. Cllr Heaton noted that a lot of houses are being built but quite a number remain unsold. Cllr Heaton thanked the Parish Council on behalf of the Fabric Committee of St Mary's Church for the offer of a contribution towards the new toilet.

### 9.2 Footpaths and Ditches

Cllr Heaton reported that there is a stile on the footpath from East Street to West Street which should not be there. The resident affected will deal with the issue, but the Parish Council will pursue it if nothing happens.

Cllr Heaton was approached by a resident in Bishops Lane as the ditches are blocked. Cllr Heaton will remind residents via the Hunton Herald that ditches need to be kept clear.

The sewage leak into ditches at the top of George Street has been cleared by nature.

### 9.3 Communication & Events

Cllr Ward reported that the following events are planned in the coming months:

- 19<sup>th</sup> November – WI
- 23<sup>rd</sup> November – Friends of St Mary's Supper Dance – 2BC band
- 30<sup>th</sup> November – Bubble Club event at the Village Hall – Wille Edwards
- 30<sup>th</sup> November – Tree planting
- 7<sup>th</sup> December – Village Club Quiz Night
- 14<sup>th</sup> December – Christmas Fair

#### 9.4 Planning Issues and Consultations

Cllr Thomas reported that an objection has been submitted regarding the Durrants Farm planning application for 8 houses.

The Spice Lounge in Coxheath has reopened but the owner is still applying for planning permission for 14 flats.

#### 9.5 Utilities

Cllr Stanbridge will draft a letter to UKPN regarding power dips in the village.

ACTION: CLLR STANBRIDGE

### 10. OTHER PARISH MATTERS

#### 10.1 Parish Council Meeting Dates 2020

Members **Agreed** to the following meeting dates for 2020:

Monday 20<sup>th</sup> January 2020

Monday 16<sup>th</sup> March 2020

Monday 11<sup>th</sup> May 2020 (Annual Meeting)

Monday 18<sup>th</sup> May 2020 (Annual Parish Meeting)

Monday 20<sup>th</sup> July 2020

Monday 21<sup>st</sup> September 2020

Monday 16<sup>th</sup> November 2020

All meetings to be held at 7:30pm.

#### 10.2 Clerk's Report

There has been no further update on the two insurance claims submitted to Zurich Municipal, other than requests for more information and an email to say the claims are progressing.

The KALC AGM is taking place on Saturday 30<sup>th</sup> November 2019 at Ditton Community Centre.

### 11. FINANCE

#### 11.1 Budget Monitoring Report

The Budget Monitoring Report to 31<sup>st</sup> October 2019 was **Noted**.

At the 16<sup>th</sup> September Parish Council meeting, Members agreed to accept the quote of £2,013 from Jacksons Fencing for the gate to be installed at the entrance to the Village Hall car park. The actual cost will be £2,278.83 as the powder coated finish had not been included. Members **Agreed** the increased cost.

#### 11.2 Income Received

The following income has been received since the last meeting:

Hunton Parish Hall Committee – FIT receipt	£759.32
Maidstone Borough Council – Parish Services Scheme grant – 2 <sup>nd</sup> half	£769.50

Cllr Trought reviewed and signed the bank reconciliation.

#### 11.3 Payments Made

Members **Approved** the following payments made since the last meeting:

SO – Sharon Goodwin – Salary & office allowance – September	£453.30
Unity Trust Bank – Service charge	£18.00
SO – Sharon Goodwin – Salary & office allowance – October	£453.30

#### 11.4 Cheques for Signature

Members **Agreed** that the following payments be approved, and the cheques were signed by Cllrs Trought and Stanbridge:

300313 – PKF Littlejohn LLP – External audit	£240.00
300314 – E.ON – Street lighting electricity	£14.73
300315 – Steve Wyles – USB splitter for CCTV	£5.99

300316 – Dave Brooker – Wood treatment to outside of Village Hall and securing the Football Club door following a break in	£129.15
300317 – Sharon Goodwin – Travel expenses/Postage/Stationery	£54.05

## 11.5 Annual Governance & Accountability Return (AGAR) & Audit 2018/19

Following the audit of the 2018/19 AGAR, PKF Littlejohn LLP has given Hunton Parish Council a ‘clean’ External Auditor Report and Certificate, with no matters for concern. Members considered and approved the External Auditor Report and Certificate.

The statutory ‘Notice of conclusion of the audit’ and audited AGAR were displayed on the notice boards and parish website from 29<sup>th</sup> September 2019.

## 12. PLANNING

### 12.1 MBC Call For Sites

As part of its Local Plan Review, Maidstone Borough Council undertook a ‘Call for Sites’ process earlier this year to request information about land and sites which may have development potential in the future. Two sites have been submitted for Hunton, which are either fully or partially in the parish:

- Durrants Farm, West Street – 80 dwellings
- Land Opposite Dingley Dell, Heath Road, East Farleigh – 137 houses and flats

Members **Agreed** that a coffee morning should be held at the Village Club so residents can express their opinion on the submissions. Cllr Heaton will put an advertisement in the Hunton Herald.

ACTION: CLLR HEATON

Members **Agreed** that a meeting should be arranged with the planning officers at MBC to discuss the submissions.

ACTION: CLERK

### 12.2 Planning Application

#### 12.2.1 The Old Pump House, West Street - 19/505361/FULL

Erection of single storey rear extension.

Parish Council recommendation: No objection.

### 12.3 Planning Decisions

The following planning decision, made by Maidstone Borough Council was **Noted**:

#### 12.3.1 Tanglin Cottage, George Street - 19/504121/FULL

Change of use of agricultural land to residential garden.

Parish Council recommendation: The Parish Council would be concerned to see so much agricultural land turned into garden, but as the intention is to grow fruit, vegetables and a wild flower meadow, the Parish Council questions whether planning permission is required.

Maidstone Borough Council decision: Refused.

## 13. DATE OF NEXT MEETING

The next full Council Meeting will be held on **Monday 20<sup>th</sup> January 2020** at 7:30pm at Hunton Village Hall.

**There being no further matters to discuss the meeting closed at 9:25pm.**