

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 10TH JANUARY 2022 AT 7:30PM AT HUNTON VILLAGE HALL

PRESENT: Cllr D Heaton in the Chair, Cllrs A Trought, M Summersgill and I Simmons, and Mrs S Goodwin, Clerk.

IN ATTENDANCE: Seven members of the public were in attendance. Three left after Item 5.1 and four left after Item 5.2.

OPEN SESSION:

Kirstie Ashton of Ashurst Homes advised that a planning application has been submitted for the Wilsons Yard development (to be discussed at Item 5.2). County Cllr Simon Webb has visited the site, as has Cllr Summersgill. There are a number of environmental aspects which improve the site. The development will look better visually on George Street and the site will benefit in terms of ecology and sustainability. There is some contaminated land which needs to be made good. The building was purchased with Class Q conversion rights and the conversion was started, but MBC issued an enforcement notice. After a meeting with MBC a full planning application was submitted, even though Ashurst Homes still believe it is a conversion rather than a new build. There was nothing in the Class Q rights regarding landscaping the rest of the site, so the opportunity has been used to improve the site – parking with electrical vehicle charging points, allotments, etc. Cllr Summersgill noted that one of the documents is missing from the MBC planning portal. Ms Ashton advised that MBC have the document, but it is not on the website.

Several residents raised concerns about the new entrance from farmland to Redwall Lane (to be discussed at Item 7):

- Water runs off the land on to the lane and the storm drain overflows.
- Vehicles travel at speed along Redwall Lane, so access on to it could be dangerous. Approximately 15 years ago there was loss of life when the road was icy, and the road still ices up.
- Linton Growers have an entrance to Redwall Lane from their land opposite the new entrance. Large vehicles come off the farmland and try to turn round.
- There is a lot of mud on the road. It was swept before Christmas, but it became muddy shortly after and there has been no clearance since. When a resident did complain about the mud previously it was cleaned the next day.
- Lorries are starting as early as 5am, creating noise.

Members were unsure whether entrances to the highway require planning permission but assumed that permission is required from Kent Highways, presumably as a requirement of the Highways Act. Any mud on the road should be reported to the police as the farmers have an obligation to keep the mud off the road and it is an offence if it is not cleared. Now there is a track on the land there may be less mud in future. The track needs to be made of the correct materials which is being checked with the Environment Agency. Vehicle noise is permitted in daylight hours.

1. APOLOGIES

Apologies for absence were received and accepted from Cllrs T Stanbridge and J Goddard. Apologies had also been received from Borough Cllr L Parfitt-Reid and County Cllr S Webb.

2. FILMING AND RECORDING

No members of the public wished to film or record the meeting.

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

Cllr Heaton declared that he is a neighbour of Lantern Cottage (Item 5.3) and his wife has previously undertaken some work for the owners.

Cllr Summersgill declared that he is a neighbour of Wilsons Yard (Item 5.2).

3.2 **Dispensations**

There were no requests for dispensations.

4. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH OCTOBER 2022**

The minutes of the meeting had been previously distributed and were agreed to be an accurate record. The Chairman signed off the official copy of the minutes

5. **PLANNING APPLICATIONS**

The following applications were considered, and recommendations made:

5.1 **The Green Barn, Water Lane, Hunton - 21/505627/FULL**

Permission is sought for extra capacity on an existing Gypsy site to include, 4 no. additional static caravans, 3 no. additional touring caravans, with parking, a dayroom and infrastructure (part retrospective). Parish Council recommendation: Object.

There is no Design & Access statement and the documents are inaccurate, so it is not possible to properly consider the proposals in the application as it is not a valid application. The sewage facility is a health issue as the ditch is stinking and foul in the summer months. The same Flood Risk Assessment (FRA) has been submitted as for the previous application – an up-to-date FRA needs to be submitted. It appears as though all the residential units are already on site. The Parish Council requested enforcement action from MBC previously, but nothing happened.

5.2 **Wilsons Yard, George Street - 21/506545/FULL**

(Item moved before Item 5.1)

Six dwellings with associated allotments, landscaping, parking, communal landscaped areas, and other associated works (part retrospective).

Parish Council recommendation: No objection.

Cllr Summersgill has visited the site and, due to the concept, biodiversity and clean-up of contamination, there is a big improvement. Some residents have expressed concerns about the north side of the site and whether there is room for maintenance, but the access was said to be owned by the developer. There will be a management company in perpetuity. The MBC Heritage Officer has written to the developer as the outlook from the west side was not fenestrated. There would be an opportunity for the wider community to use the orchard and electrical vehicle charging points.

Cllr Simmons commended the developer on the detail of the materials used, development of smaller properties and fit with the Local Plan.

5.3 **Lantern Cottage, Barn Hill - 21/506634/FULL**

Demolition of pergola. Erection of a single storey flat roof rear extension with parapet wall and roof lantern and internal alterations. Erection of new pergola, conversion of outbuilding to outdoor kitchen, with internal and external alterations, including associated hard and soft landscaping alterations.

Parish Council recommendation: No objection.

6. **REPORTED PLANNING DECISIONS**

Members **Noted** the following planning decisions, made by Maidstone Borough Council since the last Full council meeting:

6.1 **The Old Stables, Salters Cross, Vicarage Road, Yalding – 21/504532/FULL**

Installation of an oil storage tank.

Parish Council recommendation: No objection.

Maidstone Borough Council decision: Permitted.

6.2 **Hunton Court, West Street – 21/503329/FULL**

Riding arena (retrospective).

Parish Council recommendation: No objection but comment that the assertion in the Design and Access Statement that the menage cannot be seen from the road is incorrect. The menage is visible to the public now, while vegetation is in leaf, and will be more so in winter when not in leaf. For the assertion to be correct, the applicant will need to keep the roadside hedge thick and in good condition.

Maidstone Borough Council decision: Permitted.

- 6.3 The Rookery, Lughorse Lane – 21/505128/FULL**
Erection of a single storey rear extension to form enlarged utility room and conversion of garage and loft space to habitable rooms.
Parish Council recommendation: No objection.
Maidstone Borough Council decision: Permitted.
- 6.4 3 Woodside Cottages, George Street – 21/504584/FULL**
Erection of a replacement porch (retrospective).
Parish Council recommendation: No objection but comment that the assertion in the application form that the site cannot be seen from a public footpath is incorrect. It can be seen from a footpath.
The Clerk will contact Planning Enforcement regarding the wooden structure separate to the porch at the front of the property.
Maidstone Borough Council decision: Permitted.
- 6.5 Grove Barn, Grove Lane – 21/505754/FULL**
Erection of a single storey side extension.
Parish Council recommendation: No objection.
Maidstone Borough Council decision: Refused.
- 7. ENTRANCE TO REDWALL LANE**
The Parish Council has no authority over highways issues, including an entrance on to the highway, but **Agreed** that the Clerk should contact KCC Highways to establish whether permission has been granted for the entrance. Members also **Agreed** that the Clerk should contact both organisations with entrances on to Redwall Lane to request that mud deposited on the road by their vehicles is removed. ACTION: CLERK

There being no further planning matters to be discussed, the meeting closed at 8:43pm.