

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 16TH OCTOBER 2023 AT 6:30PM AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: Two members of the public were in attendance until Item 6.

OPEN SESSION:

The two members of the public spoke about the Weavers House planning application (Item 5.1). They do not object to the erection of the garage itself but have submitted an objection to the location of the garage. The driveway serves three properties and is jointly owned by Weavers House and Jennings Oast but the application states that it is only owned by Weavers House. There is a signed agreement in place stating that the two properties share equal cost of the maintenance. Barn Hill Oast also has permission to use the drive.

The residents are also concerned about the size and height of the proposed garage as it will be two storeys high and will represent 60% of the footprint of the house. The roof will be made of slate which is out of keeping with other properties in the area.

Cllr Heaton noted that KCC Rights of Way have identified a problem with the footpath, as the definitive map shows one route and the 1991 diversion order shows an incorrect route. This could delay the application.

1. APOLOGIES

No apologies for absence were received.

2. FILMING AND RECORDING

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

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

Cllr Heaton declared that the applicant for the planning application under Item 5.1 is a relatively close neighbour.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12TH SEPTEMBER 2023

The minutes of the meeting had been previously distributed and were agreed to be an accurate record. Cllr Summersgill signed off the official copy of the minutes as he chaired the meeting.

5. PLANNING APPLICATION

The following planning application was considered, and recommendation made:

5.1 Weavers House, Barn Hill - 23/504040/FULL

Erection of a detached double garage and store with office/gym above.

Parish Council recommendation: Object on the following grounds:

- A lack of accurate information to allow the application to be properly considered.
- Weavers House is a listed building. Listed building consent has not been obtained for the proposed building work.
- The scale of the proposed building, which is double height and would overlook the Greensand Way. It represents approximately 60% of the footprint of Weavers House and would be disproportionate.
- The application states that the building will not be visible from the public footpath or public road but it will be visible from both. The proposed work will directly affect the public footpath.
- Inappropriate use of materials. Slate roof tiles would be completely out of keeping with other nearby buildings; there are no slate roofs anywhere in the vicinity.

- Weavers House does not solely own the access driveway. It is jointly owned by Weavers House and Jennings Oast.
- The cess pool is being moved, to be discharged to a new sewage treatment plant, but no detail is provided.
- No details of how construction would take place in the trees' Root Protection Zones.

6. REPORTED PLANNING DECISIONS

The following planning decisions have been made by Maidstone Borough Council since the last Full Council meeting.

6.1 Land Off Water Lane - 23/502944/FULL

Creation of a 150m2 nature conservation pond for Great Crested Newts.

Parish Council recommendation: No objection.

Maidstone Borough Council decision: Permitted.

6.2 Rose Cottage, Bishops Lane - 23/503045/FULL

Creation of a 150m2 nature conservation pond for Great Crested Newts.

Parish Council recommendation: No objection.

Maidstone Borough Council decision: Permitted.

6.3 Grove Barn, Grove Lane - 23/503448/FULL

Change of use of agricultural land to residential garden, erection of a single storey side extension. Creation of an improved vehicular access and removal of existing fence panels and erection of posts and rail fences.

Parish Council recommendation: No objection but make the following comments:

- The access to the site (Grove Lane) frequently floods.
- The Supporting Planning Statement states that there are no contamination issues, but there could be contamination risk from previous agricultural use of the barn and possibly residuals in the soils from chemicals used to douse the fire which destroyed the original barn.

Maidstone Borough Council decision: Refused.

7. MAIDSTONE LOCAL PLAN REVIEW – MAIN MODIFICATIONS CONSULTATION

Cllr Summersgill noted that there are changes in the Main Modifications document regarding Hunton.

Under LPRSP8, Hunton is named as a smaller village, with 25 new properties expected from site allocation in the last 10 years of the 15 year plan. In addition, if five criteria are met, further housing could be accepted. If Hunton cannot meet the allocation of 25 properties, Maidstone Borough Council will allocate sites to make up the shortfall.

There are 11 smaller villages which will need to allocate a total of 315 new properties in the last 10 years of the plan. Coxheath and Yalding need to deliver 100 new dwellings each and Marden needs to allocate 124 (a planning application has already been submitted).

Members **Agreed** that a response would not be submitted on the consultation.

8. REQUESTS FROM HUNTON CHURCH OF ENGLAND PRIMARY SCHOOL

The school has contacted the Parish Council for assistance with the following:

- Signs around the back of the school to ask that dogs are kept on a lead. This is in response to two dogs entering the school premises and the school having to be placed in lock down. Members **Agreed** that signage should not be erected as it would urbanise the rural environment and would be disproportionate based on a one-off incident. Members also understand that the school is planning to block the space under the gate to prevent this happening again.
- Visual obstruction for cars exiting Bishops Lane due to the hedges around the Peace Cottages. This is not the responsibility of the Parish Council; the Peace Cottages Charity has been contacted.
- Installation of a traffic mirror to make it easier for vehicles to access West Street from Bishops Lane. Members **Agreed** that the Traffic & Road Safety Working Party should give this consideration to determine whether there is a suitable location for a mirror on Grove Lane with the required distance from the carriageway.
- Funding for extension of the staff car park. Members **Agreed** that the Parish Council would be unlikely to object to a planning application to extend the car park. However, Members are not in a position to comment on funding at the moment as it is unclear whether the Parish Council is allowed to fund such work for a school.

9. PAYMENTS

Members **Approved** the following payments. Cllrs Summersgill and Stanbridge will authorise the payments set up in Unity Trust Bank using online banking:

VCS Websites Ltd – Web hosting	£100.00
KCPFA – Annual membership subscription	£20.00
Npower – Streetlight electricity	£21.08
KALC – Training – Finance Conference	£84.00
Mazars LLP – Limited Assurance review	£378.00

There being no further planning matters to be discussed, the meeting closed at 8:02pm.