

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 19TH DECEMBER 2022 AT 7:30PM AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: No one.

1. APOLOGIES

Apologies for absence were received and accepted from Cllrs I Simmons and J Fuller.

2. FILMING AND RECORDING

There were no members of the public present to film, record or photograph the meeting.

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

There were no declarations of interests.

Cllr Summersgill noted that he has responded to the Item 5.2 planning application in his capacity as Tree & Pond Warden.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7TH NOVEMBER 2022

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

5. PLANNING APPLICATIONS

The following applications were considered, and recommendations made:

5.1 Hunton Court, West Street - 22/504859/FULL

Creation of a 150m² pond for Great Crested Newts.
Parish Council recommendation: No objection.

5.2 The Elms Hopper Huts, Redwall Lane, Linton - 22/505392/FULL

Erection of lean-to side extension, single storey rear extension, retaining wall and patio area, workshop outbuilding, entrance with access gates and driveway, new brick wall with fence panels and landscaping works (Retrospective Application).

Parish Council recommendation: No objection to the extension itself in the retrospective planning application. However, the Parish Council would like answers to the following questions:

- Foul drainage - the application form states that this will be dealt with by a 'packaged treatment plant'. Where is this installed on site? How does the effluent discharge, to soakaway and/or to which watercourse? This would require an Environment Agency consent; has this been applied for?
- Surface drainage - given the past overland flooding onto Redwall Lane from the site and the piped inlet to the chamber on the roadside, what measures have been designed to reduce the flooding onto the highway?
- Why does the application state that the proposal is not within 20 metres of a water course when the Site Layout Plan shows a pond within 20 metres?
- What is the time frame for the landscaping work?

If Maidstone Borough Council is minded to approve the application, the Parish Council would like consideration to be given to conditions to cover:

- Provision of renewable energy sources such as air / ground source heat pumps or photovoltaics
- Provision of EV charging points
- Native planting within the landscape plan
- Provision of swift and bee bricks, bat and bird boxes

- Wildlife friendly boundaries
- Encourage higher levels of thermal insulation and airtightness
- Permeable parking and footway surfaces
- Minimal light pollution in external lighting design

5.3 The Elms Hopper Huts, Redwall Lane - 22/505283/SUB

Submission of details to discharge condition 2 (Closure report) of planning application 18/500669/PNQCLA.

Parish Council recommendation: Condition 2 states that the Closure Report should include details and documentation relating to materials brought onto or removed from the site. There is documentation relating to the topsoil added to the garden, but there are no details of the soil removed from the site and no waste disposal tickets, which should be included in the report.

5.4 Redwall Grange, Redwall Lane - 22/505638/FULL

Erection of a single storey side/rear extension including changes to fenestration.

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 Park House, Lughorse Lane – 22/504925/SUB

Submission of details pursuant to conditions 3 (Materials Schedule) and 4 (Biodiversity Enhancement Scheme) of application 20/500940/FULL.

Parish Council recommendation: No comment.

Maidstone Borough Council decision: Permitted.

6.2 88 Amsbury Road – 22/505191/FULL

Erection of a single storey rear extension.

Parish Council recommendation: No objection.

Maidstone Borough Council decision: Permitted.

Cllr Summersgill noted that a Non-Material Amendment to the Burford Farm application has been submitted but is listed under Linton Parish. A Submission of Details has been submitted for the drainage system and treatment plant which will serve the glamping pods at Amsbury Farm.

7. PAYMENTS

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

J Goddard – Chairman’s Allowance – Reimbursement for food for Christmas event	£333.00
Hunton Village Club – Drinks for Christmas event	£200.00

There being no further planning matters to be discussed, the meeting closed at 8:25pm.