

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 27TH JUNE 2022 AT 7:30PM AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: One member of the public was in attendance.

OPEN SESSION:

The resident in attendance expressed concerns about the boundary to the development at Wilsons Yard (Item 5.4), and the maintenance of the boundary. Members commented that the developer will be erecting 1.8m close-boarded fence at the boundary, with a retaining wall around Property 1, which is acceptable as long as the fence does not extend further than the area owned by the developer. The deeds will show where the boundary is located. Members suggested that the resident contacts the developer, as another neighbour has done, to clarify any property-related issues.

The resident also asked about the planning condition concerning lighting. This is a condition which will be addressed separately by the developer.

1. APOLOGIES

There were no apologies for absence.

2. FILMING AND RECORDING

The member of the public did not wish to film or record the meeting.

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

Cllr Goddard declared an interest in items 5.1 and 5.2, as he submitted the applications.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6TH JUNE 2022

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

5. PLANNING APPLICATIONS

The following applications were considered, and recommendations made:

Cllr Goddard left the room.

5.1 The Grove, Grove Lane - 22/502762/LBC

Listed Building Consent for alterations to window positions.
Parish Council recommendation: No objection.

5.2 The Grove, Grove Lane - 22/502760/NMAMD

Non-material amendment application in relation to planning permission 20/503724/FULL - Minor amendments to the external elevations in the form of windows, whereby the window to the garden room on the courtyard side has been omitted and the windows to the rooms to be used as the shower room and toilet have been amended.

Parish Council recommendation: No objection.

Cllr Goddard returned to the room.

5.3 Burford Farm, Redwall Lane, Linton - 22/502698/LAWPRO

Lawful Development Certificate the proposed siting of eight mobile homes for seasonal agricultural workers.

Parish Council recommendation: Comments - There is a mismatch between the supporting planning statement, which states that the mobile homes are for seasonal workers between March and September, and Appendix A which shows that workers are required for all 12 months of the year. No details are provided on hardstanding, sewage, waste water, etc. Queries - Where the mobile homes will be moved to in the winter months and which of the two accesses will be used to take the caravans in and out. If the mobile homes are being moved on and off the site twice a year, presumably there is a risk of cross contamination.

5.4 Wilsons Yard, George Street - 22/502916/SUB

Submission of details pursuant to condition 1 (Site Development Scheme) and condition 13 (Sustainable Travel Choices Report) in relation to planning permission 21/506545/FULL.

Parish Council recommendation: No comment. Considerable detail has been provided to show how the conditions have been met.

6. REPORTED PLANNING DECISIONS

Members **Noted** the following planning decision, made by Maidstone Borough Council since the last Planning Committee meeting:

6.1 Burford Farm, Redwall Lane, Linton - 22/502578/AGRIC

Prior notification for agricultural engineering operations consisting of sections of cut and fill to create a level propagation area and drainage ditches, and the creation of a drainage basin. For its prior approval to:
- Siting.

Parish Council recommendation: Comment: Under 'Site Visit' on page 6 of the application form, the applicant has ticked 'No' to the question: 'Can the site be seen from a public road, public footpath, bridleway or other public land?'. This is incorrect as footpath KM129 (which is not shown on the site plan) runs within the southern red line boundary of the site, adjacent to the proposed pond and raised land. A raised bank next to the footpath would be visible from the footpath. In addition, footpath KM144 runs up the track shown on the eastern boundary (after crossing the river bridge) but has also been omitted from the plan. The Parish Council would like to provide a fully informed response to the prior notification but is unable to do so due to the lack of detail provided. In particular, the Parish Council does not know the environmental implications of the proposed works. On the application form it states 'Additional information provided within the supporting statement', but there is no supporting statement on the planning portal.

Maidstone Borough Council decision: Prior approval not required.

7. MAIDSTONE BOROUGH COUNCIL PLANNING PROCESSES

Members outlined their concerns about the current planning processes at Maidstone Borough Council (MBC):

- Complete information is not always provided on the planning portal to allow the Parish Council to make informed recommendations on planning applications.
- Information provided is inconsistent from application to application – there does not appear to be a screening process to ensure the applicant has provided the correct information.
- Planning officers cannot do their jobs properly if they do not have enough information.

Members would ideally like to see a planning application accompanied by a Design & Access Statement and, although they are not mandatory for all applications, MBC politicians could request that planning officers obtain them.

Members **Agreed** that a letter should be drafted to the MBC Head of Planning, outlining concerns about the planning processes. The letter will be considered at the next full council meeting on 18th July 2022.

ACTION: CLERK

There being no further planning matters to be discussed, the meeting closed at 9:01pm.