

## HUNTON PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 28<sup>TH</sup> FEBRUARY 2022 AT 7:30PM AT HUNTON VILLAGE HALL

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

**IN ATTENDANCE:** One member of the public was in attendance until Item 5.2.

#### **OPEN SESSION:**

A resident raised his concerns about the planning application for a new access at North Park Farm (Item 5.1). He wanted to know the rationale for the change in access, as the applicant has stated that the existing access is no longer safe after decades of use. The resident felt that the proposed access would not be safer than the existing one and could open the land up to travellers.

Members advised that the Parish Council has no more details on the application than the information available on the MBC planning portal, which is available to all. The Parish Council can also only base its recommendation on the current planning application, rather than give consideration to what could happen in the future. An application has been made previously to change a farm building to two cottages, which could possibly be the reason for the change in access. KCC Highways will consider the application, as a statutory consultee, and any comments will be on the MBC planning portal.

#### **1. APOLOGIES**

Apologies for absence were received and accepted from Cllrs J Goddard and I Simmons. Apologies had also been received from County Cllr S Webb.

#### **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**

There were no declarations of interests.

##### **3.2 Dispensations**

There were no requests for dispensations.

#### **4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10<sup>TH</sup> JANUARY 2022**

The minutes of the meeting had been previously distributed and were agreed to be an accurate record, with the amendment of 'the access is owned by the developer' to 'the access was said to be owned by the developer' under Item 5.2. The Chairman signed off the official copy of the minutes

#### **5. PLANNING APPLICATIONS**

The following applications were considered, and recommendations made:

##### **5.1 North Park Farm, Hunton Hill - 21/506658/FULL**

Creation of new vehicular access.

Parish Council recommendation: Object.

The objection is primarily due to safety concerns as the proposed access is nearly at the bottom of Hunton Hill (which has an accident history), with inadequate visibility in both directions, and the likelihood of vehicles travelling down the hill at speed. There are also concerns about utilities as there is a high voltage cable and water supply at the site of the proposed access.

##### **5.2 Reed Court Farm, Hunton Road, Marden - 20/505751/EIFUL**

Erection of a new free-range egg farm consisting of 3 no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works. Additional information received.

Parish Council recommendation: None. Deferred to the next Full Council meeting.

Cllr Summersgill advised that the deadline for responses is not until late March, so the application could be considered at the next Full Council meeting on 21<sup>st</sup> March, to give more time for consideration of the additional information. One of the Parish Council's previous objections to the application related to the inadequacy of the technical documents provided by the applicant. This has been partially addressed, but not fully. The KCC PROW officer has not added anything further in relation to footpaths. Cllr Summersgill will provide a briefing note prior to the meeting on 21<sup>st</sup> March, when the application will be considered further.

## 6. REPORTED PLANNING DECISIONS

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

### 6.1 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.

Maidstone Borough Council decision: Permitted.

### 6.2 The Old Stables Salters Cross, Vicarage Road, Yalding - 21/506878/LBC

Listed Building Consent for insertion of replacement windows, doors and frames

Parish Council recommendation: No objection.

Maidstone Borough Council decision: Permitted.

## 7. ELECTRICAL VEHICLE CHARGING POINTS

Cllr Summersgill advised that KCC have not undertaken the survey yet and have run out of money in the current financial year, so nothing further will happen until the new financial year.

## 8. APPOINTMENT OF A TRUSTEE FOR THE PEACE COTTAGES CHARITY

The Parish Council needs to nominate a new trustee for the Peace Cottages Charity, for a 4-year term.

Members could not think of anyone specific for the role. The trustees of the charity have an individual in mind, so details will be obtained and considered at the Full Council meeting on 21<sup>st</sup> March.

## 9. QUEEN'S PLATINUM JUBILEE WOODLAND AND HEDGING

Cllr Heaton has obtained costings for hawthorn and blackthorn plants, for the planting of a hedge to the north of the recreation ground. Members **Agreed** to the cost of £1,093 plus VAT, which will be paid using online banking. A contribution towards the cost will be requested from the Playing Field Committee. A working party will be needed to do the planting; a request for volunteers will be posted on the Hunton Facebook page.

Members **Agreed** that trees should be planted behind the hedge. Cllr Summersgill has found various options for obtaining free tree whips.

## 10. QUEEN'S PLATINUM JUBILEE LUNCH

The Village Club has requested funding for a Jubilee event on 5<sup>th</sup> June, open to all. Members **Agreed** in principle the Parish Council could provide funding, under the Local Government Act 1972 s145. The specific amount required will be obtained from the organisers, for consideration at the Full Council meeting on 21<sup>st</sup> March.

## 11. FOOTBALL CLUB CHANGING ROOMS

Three quotes were obtained for the electrical work required in the Football Club changing rooms.

Members **Agreed** to accept the quotation from Q-Tec Solutions Limited, at a cost of £2,820 plus VAT, subject to some changes in the specification and minor amendment of the cost. Members **Agreed** that the commitment of the Football Club is required before any work will only go ahead, to be discussed at the next Playing Field Committee meeting.

**12. VISUAL TREE ASSESSMENT**

Members **Agreed** to the £440 quote from Silva Arboriculture for performing the Visual Tree Assessment (VTA), which is only a £5 increase on the cost of the last assessment. Cllr Summersgill advised that the VTA would take place on 8<sup>th</sup> April.

**There being no further planning matters to be discussed, the meeting closed at 8:57pm.**