

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 3RD JULY 2023 AT 7:30PM AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: Two members of the public were in attendance for the Open Session.

OPEN SESSION:

Two neighbours of the Gennings Cold Store (Item 5.2) were in attendance to hear the Parish Council's views on the prior notification; they believed one building has permission and plans had been resubmitted. Cllr Heaton advised that permission had been refused as the proposals were not suitable under prior notification due to the proposed building not being within the boundary of the cold store; planning permission is required. One of the residents noted that the surveyor's report stated that the structure is not sound enough for the proposal; the site is also riddled with Japanese Knotweed. A quote of £100k had been given to remove the Knotweed from the whole site. Cllr Heaton suggested another company. The Knotweed would need to be removed as it becomes a legal issue if no action is taken and it spreads to neighbouring land.

1. APOLOGIES

Apologies for absence were received and accepted from Cllr A Trought. County Cllr S Webb had also sent his apologies.

2. FILMING AND RECORDING

The members of the public did not wish to film, record or photograph the meeting.

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

Cllr Goddard declared that his mother in law lives next to Sunrise Oast (Item 5.1).

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17TH APRIL 2023

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 planning applications were considered, and recommendations made:

5.1 Sunrise Oast, 3 Cheveney Oast, Salters Cross, Vicarage Road, Yalding - 23/502286/FULL

Construction of patio on the eastern edge of the property.
Parish Council recommendation: No objection.

5.2 Cold Stores Adjacent To Gennings Clock Tower - 23/502583/PNQCLA

Prior notification for the change of use of Agricultural unit known as Cold store 3 conversion into 3no. dwellinghouses and associated operation development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Parish Council recommendation: No objection to development of the site for residential purposes.

However, the site should require planning permission rather than prior notification, given that the building in

its present state would require extensive modification, such as: the addition of fenestration; changes to the current structure of the building if it is not sound enough; and for amenities. In addition:

- There is Japanese Knotweed on the site which would need to be properly treated to eradicate it;
- There is asbestos on the site which would need to be removed;
- Contaminants such as oil, hydrocarbons and chemicals associated with cold store usage would need to be removed.

6. PLANNING ENFORCEMENT

6.1 Wilsons Yard, George Street – 23/500135/BOCLND

A response has been received from the Enforcement Officer to the complaint of breach of planning control, stating that the cherry tree appears unharmed and proof of damage would be required for action to be taken. Cllr Summersgill was concerned that the Enforcement Officer is focusing on the wrong tree; the complaint was about Scots Pine and Hornbeam trees located on the boundary of a neighbouring property, not a cherry tree. One of the two Hornbeam trees did not come into leaf this year. The root protection zone was breached due to the developer excavating right up to the boundary, and installing wooden planters which restricts the root growth of the neighbour's trees.

Members **Agreed** that the Clerk should respond to the Enforcement Officer.

ACTION: CLERK

7. REPORTED PLANNING DECISIONS

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

7.1 Burford Farm, Redwall Lane, Linton – 22/505947/FULL

Demolition of The Granary building and erection of a four bedroom residential dwelling including landscaping, parking and access.

Parish Council recommendation: Permit. If the Planning Officer is minded to refuse the application, the Parish Council requests that it is referred to the MBC Planning Committee for determination.

Maidstone Borough Council decision: Refused.

7.2 1 & 2 Foremans Barn, Foremans Barn Road - 23/501365/LDCEX

Lawful Development Certificate (Existing) for occupation of No.1 & 2 Foremans Barn as separate dwellinghouses in non-compliance with condition 1 of MA/07/2199.

Parish Council recommendation: No objection.

Maidstone Borough Council decision: Permitted.

7.3 1 New Cottages, Barn Hill - 23/501505/FULL

Sub-division of existing dwelling to create 1no. separate dwelling, including erection of a single storey front extension and creation of a new access and parking.

Parish Council recommendation: No objection, but would prefer the driveway to remain shared, rather than creating another access to the highway and removal of the beech hedge for the additional access.

Maidstone Borough Council decision: Permitted.

8. IMPROVEMENTS TO SHARP WEST STREET BEND

Members **Agreed** that a design fee of £326 should be paid to KCC for improvements to a sharp bend on West Street.

9. PAYMENTS

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

KCC – Design fee for West Street bend improvements	£326.00
KCC – Medway Valley Countryside Partnership pond surveys on Redwall Lane and George Street	£499.20

There being no further planning matters to be discussed, the meeting closed at 8:36pm.