

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 9TH AUGUST 2021 AT 7:30PM AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: Four members of the public were in attendance until the end of the Open Session.

OPEN SESSION:

A resident from West Street asked whether the Parish Council could do anything to help with flooding issues affecting her and her neighbours. When there is a lot of rain the mud slides from the nearby field into her garden and garage; it has happened several times. The field has been stripped bare of vegetation and is farmed right to the edges so there is nothing to hold the mud back. The mud smells, which could be due to fertiliser, and is entering the River Beult. Would it be possible for the Parish Council to liaise with the farmer and ask for a ditch to be dug at the edges of the field?

Members made the following comments:

- There is so much water that a ditch may not be sufficient.
- Ploughing the field in the right direction would be a better option.
- Beds with very fine till do not keep the water on the field.
- Farming right up to the boundary of the field will mean the water will wash right through. There is a 5m fallow strip, but 10m is needed to turn machinery so the machinery is being turned on cultivated rather than uncultivated land.
- Sewing coarse grasses at the edges would help.
- The farmer is losing the soil from the field on to the resident's land.
- The Environment Agency is not interested in the mud flowing into the River Beult; they are only interested if the main river is flooding out.
- A meeting should be held with Betts, who farm the land. to see how they can mitigate the risk of the mud slides.

Another parishioner queried whether the drainage could be looked at. In previous floods the ditch at right angles to West Street has been blocked. KCC cleared it out, but it becomes silted up again. Members replied that when the ditches are cleared the water flows quicker; it is better for the water to stay on the field. KCC are unlikely to do anything about the drainage as it would be very expensive. The pipes are too small as the open ditch has been changed to a culvert, which cannot manage the water. There should not be any blockages from Gudgeon Oast to the Beast House as it has been jetted out. There has been a considerable amount of rain in the last month and unfortunately flooding occurs immediately when it rains; it is not possible to plan for flash flooding. The Parish Council will ask KCC to meet to discuss the drainage issues.

Cllr Heaton thanked the parishioner for bringing the issue to the Parish Council's attention. In future, if the road starts to flood, a member of the Parish Council should be called as soon as possible to close the road and put signs out. This would at least stop the wash from the road into the garden.

1. APOLOGIES

Apologies for absence were received and accepted from Cllrs J Goddard and I Simmons. County Councillor S Webb had also sent his apologies.

2. FILMING AND RECORDING

No members of the public wished 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 14TH JUNE 2021

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

5. PLANNING APPLICATIONS

The following applications were considered, and recommendations made:

5.1 Riverside House, West Street - 21/503444/FULL

Revised balcony design to a holiday let (Retrospective).

Parish Council recommendation: No comment, other than the oil tank is very close to the building.

5.2 Buildings At Burford Farm, Redwall Lane, Linton - 21/503804/SUB

Submission of Details to discharge Condition 4 (Discharge of Surface Water onto Highway, Vehicle Parking, Maintenance of Access), Condition 7 (Enhancement of Biodiversity), Condition 11 (Hard and Soft Landscape Scheme) and Condition 13 (Details of Surface Water Drainage Works) Subject to 18/505786/FULL.

Parish Council recommendation: No comment. The submission of details relates to a previous planning application. MBC and KCC will make their comments. The plan is to put a soakaway between the building and highway, which KCC/MBC may not agree to as there is not much room, but it is not for the Parish Council to comment. There is agricultural land to the south, so there are no issues for other properties.

6. REPORTED PLANNING DECISIONS

No planning decisions have been made by Maidstone Borough Council since the last full Parish Council meeting.

7. FLOODING IN WEST STREET

Members **Agreed** that the best course of action, following the discussion in the Open Session, would be to write a letter to Betts to inform them of the considerable discharge of mud from the field to residents' land, which has been a repeated event and needs resolution. A meeting will also be requested with KCC Highways to discuss remedies to the drainage issues. ACTION: CLERK

There being no further planning matters to be discussed, the meeting closed at 9:46pm.