

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD ON TUESDAY 12TH JANUARY 2016 AT 7:30PM AT HUNTON VILLAGE HALL

PRESENT: Cllr R Sawtell in the Chair, Cllrs S Wyles and D Heaton and Mrs S Goodwin, Clerk.

IN ATTENDANCE: Seven members of the public were in attendance until Item 6.

OPEN SESSION:

In the open session, prior to the start of the meeting, a number of parishioners raised their concerns about the planning application to be discussed in Item 5.2, including:

- The number of proposed dwellings, which would increase the quantity of dwellings on George Street by 40%. There would also be an associated increase to noise levels in the area.
- The number of vehicles generated by six four-bedroom houses would add to the traffic on George Street, which is very narrow and already used as a cut through by many vehicles. The road collapsed near this site 18 months ago.
- The roofing material is out of character with other properties in the area. Red roof tiles would look less severe than the suggested slate tiles.
- The houses are situated in a straight line which does not look visually appealing.
- There is no explanation of how sewage will be disposed of.

Those who raised concerns were not opposed to some housing development on the site, just not the proposed number of houses and the increased volume of traffic. It was suggested that four houses, rather than six, would be preferable, with two being of a smaller size. The Chairman explained the process, should the application go to MBC Planning Committee, and advised that those with objections to the application should contact the MBC Case Officer and also the Borough and County Councillors.

1. APOLOGIES

Apologies for absence were received and accepted from Cllrs G Thomas, R Porter, T Stanbridge and A Trought.

2. FILMING AND RECORDING

No members of the public expressed a wish to present to film, record or photograph the meeting.

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

There were no councillor declarations.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING MEETING HELD ON 20TH OCTOBER 2015

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

5. PLANNING APPLICATIONS

The following applications were considered and recommendations made:

5.1 Riverside House, West Street - 15/509471/FULL

Extension of existing garage/store forming a pitched roof over new and existing part of building.

Parish Council recommendation: No objection.

5.2 Wilsons Yard, George Street – 15/609819/FULL

Demolition of existing commercial buildings on the site and the construction of 3 pairs of semi-detached dwellings alongside associated parking, access and landscaping works on the land at Wilsons Yard, Hunton.

Parish Council recommendation: Refuse and request that the application is referred to MBC Planning Committee. In principle, the Parish Council believes the preferred option for this brownfield site is housing. However, it objects to the proposed number of dwellings as six houses is too many for this site and will result in a considerable addition to the traffic on George Street, which is already used as a cut through by many. The Parish Council feels that four houses would be preferable, with two of the houses being of a smaller size, perhaps three bedrooms. The Council recognises that there is a local and county wide need for more housing, but smaller houses would be of benefit to the village by providing more affordable dwellings. The Parish Council is also concerned with the positioning and design of the houses as they are not in keeping with the local area. For example, the houses are positioned in a straight line which is not aesthetically pleasing and the proposed material for the roof tiles is slate, rather than Kent peg tiles like other houses in the vicinity. Detailed examination of the planning documentation also shows some factual inaccuracies which will require rectification. Other aspects require clarification, such as how sewage will be disposed of and an explanation of what the undesignated square of land will be used for on the site. Although the Parish Council would not object to a reduced number of houses on the site, the applicant needs to provide a detailed explanation of all aspects of the development.

6. REPORTED PLANNING DECISIONS

No planning decisions have been reported since the last meeting.

There being no further planning matters to be discussed, the meeting closed at 9:05pm.