

## HUNTON PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 18<sup>TH</sup> DECEMBER 2017 AT 7:30PM AT HUNTON VILLAGE HALL

**PRESENT:** Cllr G Thomas in the Chair, Cllrs D Heaton, T Stanbridge, H Ward and J Goddard and Mrs S Goodwin, Clerk.

**IN ATTENDANCE:** There were four members of the public in attendance, all of whom left after the Open Session.

#### **OPEN SESSION:**

Matthew Blythin of DHA Planning, accompanied by the owner of the site, asked to speak about the planning application to be considered at Item 5.1 on the agenda. The site is a former KCC Highways depot, marked by palisade fencing and most recently used for plastic storage. The planning application proposes to situate two detached dwellings on the land. A pre-application meeting was held with MBC Planning, which was very positive. The Case Officer (Adam Reynolds) was prescriptive about what he wanted to see on the site - only two dwellings and the design to be of an almost workshop-like appearance to reflect the setting. The site will be fully remediated prior to building and the hardstanding and palisade fencing will be removed. The fencing will remain for security purposes until the work has been completed. The development will blend in with the surrounding woodland, be an enhancement of the site and is much more suitable than commercial use.

Members asked a number of questions about the planning application:

*Which services are at the site?* There is a treatment plant for sewage, but no other services at present.

*Why do the two plots overlap?* This was designed in line with MBC Planning requirements.

*Is the tree planting on the plans new or existing?* New.

*Is the south elevation made of brick?* It will be a ragstone finish.

*Has consideration been given to access and egress?* The volume of traffic will be less than it would be if used as a commercial site. KCC Highways has no objection.

*How much parking is allocated?* Two external spaces per unit plus garaging.

Cllr Thomas agreed to the principle of having dwellings on the site, which is preferable to its previous use as a dump. First impression of the dwellings is that the site is quite sprawling, but the plots overlap a bit and look squeezed together. It is not clear how the site is split between the two plots. Mr Blythin stated that the properties are single story (a recommendation from MBC Planning), so not easily seen from the road, which increases the footprint, but the gardens are still generous. It is not uncommon to have common areas shared by dwellings. Members agreed the design of the buildings was acceptable as a low roof line is preferable and would not object to the application.

#### **1. APOLOGIES**

Apologies for absence were received and accepted from Cllrs A Trought and R Lee.

#### **2. FILMING AND RECORDING**

No members of the public expressed a wish 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 COMMITTEE MEETING HELD ON 30<sup>TH</sup> OCTOBER 2017**

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.

The Chairman stated that he is considering making a complaint (together with the Chairman of Yalding Parish Council) about the MBC Planning Officer's report on the Land South of Vicarage Road planning application as it contains inaccuracies.

**5. PLANNING APPLICATIONS**

The following applications were considered and recommendations made:

**5.1 Former Highways Depot, Upper Barn Hill – 17/505986/FULL**

Removal of existing hardstanding and palisade fencing and erection of 2 no. detached dwellings with associated access, landscaping and parking.

Parish Council recommendation: No objection.

**5.2 The Green Barn, Water Lane – 16/506436/FULL**

Application to vary conditions 1 and 2 of MA/02/1380 (stationing of 1 mobile home for gypsy family) that was allowed at appeal (APP/U2235/A/02/1104824) to allow an additional 3 mobile homes to be occupied by Kelly Mendham, Lisa Mendham and Lee Mendham and their dependent children living with them. Amended description.

Parish Council recommendation: Refuse, based on reasons given for refusal of the previous application on this site. In addition, the Parish Council would not wish this site to become an enlarged commercial site for general use.

**6. REPORTED PLANNING DECISIONS**

No planning decisions have been received from MBC since the last Full Council meeting.

**7. KCC CONSULTATION – GYPSY & TRAVELLER SITE ALLOCATION POLICY**

Members agreed not to submit a response to the consultation.

**There being no further planning matters to be discussed, the meeting closed at 9:25pm.**