

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 29TH JANUARY 2018 AT 7:30PM AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: There were 14 members of the public in attendance, all of whom left after the Open Session.

OPEN SESSION:

Several members of the public spoke to give their opinions on the Durrants Farm planning application, to be considered at Item 5.1 on the agenda. Views expressed were:

- The design of the buildings incorporates black cladding and low flat roofs to put the buildings into the background, but the design is of a suburban nature and not in keeping with the village.
- Development on the site could be preferable to the existing demolition yard, but with better design.
- Two years ago, many trees on the site were cleared which were home to yellowhammers and other species of birds. Replacement trees should be planted suitable for this kind of bird habitat.
- In 2013, following heavy rainfall, the sewerage system in this area could not cope. Another 8 houses would make the situation worse. The infrastructure needs upgrading.
- Current issues with inadequate water pressure would be exacerbated by 8 additional houses. The infrastructure would need to be upgraded if any development takes place.
- It would be preferable to have 2-3 bed houses, rather than 4-5 bed houses.
- Eight houses would mean at least 16 additional cars.
- The screening should be dense and effective, using mature trees rather than saplings.
- Concerns about the remaining 16 acres of agricultural land which could perhaps be developed in future. In 2000, the site was all orchard land.
- A suggestion was made that the village could buy the extra land and use it as parking for the school.
- The application contains inaccuracies.
- One neighbour had not received a consultation letter from MBC about the planning application.

Members responses:

- Object to the development of 8 dwellings at this location.
- The design is too suburban.
- There is a concern that the development could expand if permission is obtained for this planning application.
- Hunton is the gap in between Coxheath and Yalding, which Members would like to keep.
- The site was identified in the MBC Call for Sites exercise to identify sites for development but was not accepted by MBC. According to the Local Plan there would be no development in Hunton.
- Need to find out whether it is a brownfield site and whether it has any agricultural permission.

- Purchase of the additional land by the village would be expensive but could be considered if MBC approves the application, although the school needs a turnaround rather than a car park. Staggered drop offs could alleviate the school parking problem.

There followed some discussion and explanation about the planning and appeal process.

1. APOLOGIES

Apologies for absence were received and accepted from Cllr 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 18TH DECEMBER 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.

5. PLANNING APPLICATION

The following application was considered and recommendation made:

5.1 Durrants Farm, West Street – 17/504579/OUT

Outline application for the demolition of existing buildings and the erection of 8 no. dwelling houses with Access, Layout and Scale to be considered at this stage and all other matters reserved for future consideration.

Parish Council recommendation: Refuse, based on the design of the development, location and it being contrary to the Local Plan. To ask for referral to MBC Planning Committee if the Case Officer recommends approval of the application.

6. REPORTED PLANNING DECISIONS

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

There being no further planning matters to be discussed, the meeting closed at 8:42pm.