

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 6TH AUGUST 2018 AT 7:30PM AT HUNTON VILLAGE HALL

PRESENT: Cllr D Heaton in the Chair, Cllrs G Thomas, T Stanbridge, R Lee and A Trought, and Mrs S Goodwin, Clerk.

IN ATTENDANCE: No members of the public were in attendance.

1. APOLOGIES

Apologies for absence were received and accepted from Cllr H Ward.

2. FILMING AND RECORDING

There were no members of the public present to film, record or photograph 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 25TH JUNE 2018

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

5. PLANNING APPLICATIONS

The following applications were considered and recommendations made:

5.1 Riverside House, West Street – 18/503132/FULL

Change of use of first floor of existing garage and store to a holiday let (Class 1), including the installation of a raised platform and balcony (retrospective).

Parish Council recommendation: Refuse, due to concerns that the planning application will result in the creation of an additional dwelling in the countryside.

5.2 Riverside House, West Street – 18/503133/FULL

Partial change of use from stables to a holiday let (Class 1) (retrospective).

Parish Council recommendation: Refuse, due to concerns that the planning application will result in the creation of an additional dwelling in the countryside.

5.3 118 Heath Road, Coxheath – 18/503194/FULL

Demolition of existing restaurant and erection of 14 no. two bed retirement apartments providing Assisted Living for over 55 year old persons, with associated parking, turning and amenity space.

Parish Council recommendation: Refuse, based on the detailed response compiled by Cllr Thomas. The response will be copied to the Clerk of Coxheath Parish Council. Cllr Thomas will write a complaint to Maidstone Borough Council about the pre-application advice given by the Case Officer.

- 5.4 Wilsons Yard, George Street – 18/503755/PNPA**
Prior notification for the change of use from premises in light industrial use (Class B1(c)) and any land within its curtilage to five dwelling houses (Class C3). For its prior approval to: - Transport and Highways impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Where the building is located in an area that is important for industrial services or storage or distribution services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services.
Parish Council recommendation: Refuse, as although the Parish Council would prefer residential use (over the whole site), bearing in mind the history of the site, which has been used as a transport and contractors' plant yard from the 1930s, the site could be contaminated. In addition, from the plans it looks as though there is no access to the rear of the proposed properties.
- 6. REPORTED PLANNING DECISIONS**
The following decisions received from Maidstone Borough Council were **Noted**:
- 6.1 The Forge, Hunton Hill – 18/502757/FULL**
Erection of a side facing pitched roof dormer to curtilage listed building.
Parish Council recommendation: No objection.
Maidstone Borough Council recommendation: Permitted.
- 6.2 The Forge, Hunton Hill – 18/502758/LBC**
Listed Building Consent for erection of a side facing pitched roof dormer to curtilage listed building.
Parish Council recommendation: No objection.
Maidstone Borough Council recommendation: Permitted.
- 6.3 The Bishops Cottage, Bishops Lane – 18/502754/FULL**
Erection of a porch to side elevation.
Parish Council recommendation: No objection.
Maidstone Borough Council recommendation: Permitted.
- 6.4 The Bishops Cottage, Bishops Lane – 18/50275/LBC**
Listed Building Consent for erection of a porch to side elevation
Parish Council recommendation: No objection.
Maidstone Borough Council recommendation: Permitted.
- 7. NATURAL ENGLAND CONSULTATION – BYELAWS FOR SITES OF SPECIAL SCIENTIFIC INTEREST IN ENGLAND**
Members **Agreed** a response to the consultation.
- 8. STRATEGICALLY IMPORTANT PLAY AREAS PARISH COUNCIL APPLICATION**
Members **Approved** the submission of a grant application for fencing around the play equipment on the King George V Playing Field.

There being no further planning matters to be discussed, the meeting closed at 8:17pm.