

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 8TH FEBRUARY 2021 AT 7:30PM USING ZOOM VIDEO CONFERENCING

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

IN ATTENDANCE: Two members of the public were in attendance.

1. APOLOGIES

Apologies for absence were received and accepted from Cllrs G Thomas, J Goddard and R Lee.

2. FILMING AND RECORDING

The members of the public did not wish to record the meeting.

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

Cllr Ward declared that she owns the access for the property to be discussed under Item 5.1.

Cllr Stanbridge noted that his property is a neighbouring property.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4TH JANUARY 2021

The minutes of the meeting had been previously distributed and were agreed to be an accurate record. The Chairman will sign the official copy of the minutes at the next Planning Committee meeting held in person.

5. PLANNING APPLICATION

The following application was considered, and recommendation made:

5.1 Old Savage Farm, East Street - 21/500103/PNQCLA

Prior Notification for change of use of agricultural buildings to 2 no. residential dwelling and associated operational development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building, and - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Parish Council recommendation: The Parish Council can only comment on whether the change of use is unsustainable or whether a planning application is required rather than a prior notification. A planning application would be required if the exterior is being changed or the size is increasing, but if the development remains within the bounds of the building and the outside is not being substantially altered, prior notification would be sufficient. The same footprint is being used, so there is no increase in size. The neighbours have raised concerns about the proposed roof. It is currently green corrugated metal, and the applicant has no plans to change it, but it was made of Kent peg tiles until 8-10 years ago. The application states that the corrugated roofing is in keeping with the area, but it is not. However, if the roof is changed from what it is at present, it is likely that the applicant would have to submit a full planning application. It is not clear what the intended use is for the buildings, which both have a single bedroom. Under the legislation, agricultural buildings can be used for housing; they are deemed to have permission under prior notification if the agricultural building is kept but the changes are made inside. The developers have stated that the intention is for the buildings to be retained under the ownership of the farm (which could suggest it is for agricultural use for the farmworkers) and that there is no intention to use them for holiday lets. The Parish Council only consider the current proposals. As there are properties adjacent to it there is no argument on sustainability grounds, and there does not appear to be any flood risk. Based on the information provided the Parish Council does not have any grounds for comment. The development may come through as a planning application in future if the applicant wishes to make any further significant

changes. Cllr Ward noted that there is a list of constraints on the application, including an enforcement notice, but it has not been possible to find details of the notice. The Clerk will ask Mid Kent Planning. Members agreed to make no comment on the prior notification.

6. REPORTED PLANNING DECISIONS

The following decision, made by Maidstone Borough Council, was **Noted**:

6.1 Gudgeon Farm House, West Street - 20/504996/FULL

Erection of pitched roof to existing side extension, alterations to windows and doors and placement of render and cladding.

Parish Council recommendation: No objection.

Maidstone Borough Council decision: Permitted.

There being no further planning matters to be discussed, the meeting closed at 7:53pm.