

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 10TH FEBRUARY 2025 AT 7:30PM AT HUNTON VILLAGE HALL

PRESENT: Cllr D Heaton in the Chair, Cllrs I Simmons, S Webb and J Goddard (left after Item 7), and Mrs S Goodwin, Clerk.

IN ATTENDANCE: One member of the public was in attendance but left the meeting after Item 7.

OPEN SESSION:

A member of the public asked about the proposal for the school crossing (Item 7). Cllr Goddard showed him the plan. The resident asked if illumination is part of the proposal as he lives near the site; he would be happy with low level reflective bollards but not with illumination. As the plan for the crossing is not in sufficient detail at this stage, Members could not answer the question but can provide feedback to Kent County Council (KCC) Highways when a formal consultation takes place.

1. APOLOGIES

Apologies for absence were received and accepted from Cllr M Summersgill.

2. FILMING, RECORDING AND PHOTOGRAPHING

The member of the public did not wish to film, record or photograph the meeting.

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

Cllr Webb and Cllr Simmons declared an interest in Item 7 as governors of Hunton CEP School. Members agreed that comments on Item 5.1, submitted by email prior to the meeting by Cllr Summersgill, should not be considered, to prevent any conflict of interests due to his position as vice chairman of Maidstone Borough Council Planning Committee.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9TH DECEMBER 2024

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

5. PLANNING APPLICATIONS

5.1 Burford Farm, Redwall Lane, Linton – 25/500134/FULL

Section 73 - Application for minor material amendment to approved plans condition 2 (to allow amended site layout) and variation of condition 5 (to allow 12 caravans to be stored on site) pursuant to 22/504667/FULL for – Change of use of land for the storage in situ of eight mobile homes for seasonal agricultural workers including landscaping and the engineering operations required to provide a sewage treatment unit.

Parish Council recommendation: Wish to see the application refused and request that the application is reported to Planning Committee if the Case Officer has a contrary view. The documents supplied with the application do not provide an adequate argument as to why the number of caravans should be increased by 50%, from 8 to 12. The increase in caravans is to house another 16 people, but a considered business case has not been provided to show why the additional workers are required at this site. Due to this lack of detail, the Parish Council cannot see that there is a strong enough economic case for the extra caravans. In addition, it appears that development of the site has started already, but as there are several planning applications relating to this site, it is not clear which permission(s) the development relates to - applications 23/503752/FULL, 22/504667/FULL or this application – and whether the pre-conditions of permitted applications have been met.

- 5.2 25 Bensted Close - 25/500366/SUB**
Submission of details pursuant to condition 4 (biodiversity enhancements) subject to application 23/505149/FULL.
Parish Council recommendation: Support the proposed biodiversity enhancements.
- 6. REPORTED PLANNING DECISIONS**
The following planning decision has been made by Maidstone Borough Council since the last Full Council meeting:
- 6.1 Old Savage Farm, East Street - 24/504153/FULL**
Erection of a single storey extension to 2no. existing agricultural worker accommodation units, together with a change of use of land to additional garden amenity, parking including EV charging points and erection of timber post and rail fence. Removal of static caravan.
Parish Council recommendation: Do not wish to object.
Maidstone Borough Council decision: Permitted.
- 7. HUNTON SCHOOL CROSSING**
(Item discussed after Item 4)
KCC Highways have advised that they can submit bids for capital funding to make safety enhancements to crossing patrol locations and are considering making changes to the road layout at Hunton CEP School. A proposal was submitted for the Parish Council to consider supporting, with further consultation if the funding bid is successful.
Members **Agreed** that they support the proposal in principle but would want to be actively involved in the next stage to design something which maximises the benefit to the community and to ensure that immediate neighbours are consulted. **ACTION: CLERK**
- 8. CCTV**
During the annual CCTV maintenance, it was found that the ANPR camera is not working at night. As ANPR cameras are very expensive, Q-Tec Solutions Ltd have provided a quote of £1,290 plus VAT for a system upgrade instead with a HD camera to view vehicles entering the car park.
Members **Agreed** to accept the quote. **ACTION: CLERK**
- 9. PAYMENTS**
There are no payments requiring approval. However, Cllr Summersgill has asked if he can attend the KALC Advanced Planning (Biodiversity) training on 10th April at a cost of £50 plus VAT. Members suggested that the same training may be available to Cllr Summersgill from Maidstone Borough Council in his role as borough councillor or that Marden Parish Council could contribute. **ACTION: CLERK**

There being no further planning matters to be discussed, the meeting closed at 8:23pm.