

## HUNTON PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 11<sup>TH</sup> DECEMBER 2023 AT 6:30PM AT HUNTON VILLAGE HALL

**PRESENT:** Cllr D Heaton in the Chair, Cllrs M Summersgill, J Goddard, J Fuller and T Stanbridge, and Mrs S Goodwin, Clerk.

**IN ATTENDANCE:** No one.

#### 1. APOLOGIES

No apologies for absence were received.

#### 2. FILMING AND RECORDING

No members of the public were present to film, record or photograph the meeting.

#### 3. COUNCILLOR DECLARATIONS

##### 3.1 Declaration of Interests

Cllr Summersgill declared that he was a member of the technical team who consider documents relating to the planning application under Item 5.4.

##### 3.2 Dispensations

There were no requests for dispensations.

#### 4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 16<sup>TH</sup> OCTOBER 2023

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

The following planning applications were considered, and recommendations made:

##### 5.1 Meadowside, East Street - 23/505254/FULL

Erection of single storey side extension to replace existing fully glazed conservatory.

Parish Council recommendation: Do not wish to object.

##### 5.2 The White House, Heath Road, West Farleigh - 23/504904/FULL

Demolition of existing public house, petanque facilities and pistes, removal of lawful residential mobile home, creation of 2(no) new petanque pistes, and erection of associated clubhouse with cafe. Erection of 1(no) detached 4-bedroom dwelling, car barn, and 4(no) 2-bedroom holiday lodges. Amendments to existing access with associated landscaping, infrastructure, parking, and minor public right of way diversion. Parish Council recommendation: Wish to see the application approved but do not request the application is reported to Planning Committee.

The new dwelling will be larger but is in keeping with the neighbouring property. The holiday lodges will not be particularly visible from the road. The bridleway will be unaffected. The application has the support of The White House Petanque Club and West Farleigh Parish Council.

##### 5.3 Linton Growing Land At Burford Farm, Redwall Lane, Linton - 23/503752/FULL

Erection of polytunnels with year round coverage. Concreting of existing access track over a 40 metre section and construction of 2(no) concrete bin pads with partial grain walls, with associated landscaping, drainage infrastructure and engineering operations.

To receive an update on flood risk.

Parish Council recommendation: No response.

At the 20<sup>th</sup> November Full Council meeting, it was agreed that Cllr Summersgill should respond to the revised drainage strategy on behalf of the Parish Council, which Cllr Summersgill has done. Since then, Kent Ecology have withdrawn their concerns, but the Environment Agency have kept their objection. KCC Flood and Water Management have still to review the revised drainage plan. An agricultural consultant has

backed up the applicant's submission that all year round polytunnels are a good idea to save importing plants. The submission date has been extended to 31<sup>st</sup> January 2024.

#### 5.4 **Reed Court Farm, Hunton Road, Marden - 20/505751/EIFUL**

Erection of a new free-range egg farm consisting of 3no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works.

To consider additional documentation.

Parish Council recommendation: Comment that the additional documentation is not an amendment and, as there has been material change to the original application, a new application should be submitted.

Additional documentation was only added to the Maidstone Borough Council planning portal on the day of this meeting. The amendment to the application is to remove the shed nearest Hunton (which would have been on the flood plain), retaining the other two sheds in the same position as originally proposed. The footpath will not need to be diverted now. Access will still be through the lowest point. Biodiversity net gain is much worse now, but the applicant is considering other ways to increase it to 10%. Material will still be washed off the shed roofs to the pond and enter the river. An ecologist has been to the site and said that nothing has changed in three years, but a new report should be completed.

Some borough councillors are objecting to the documentation being accepted by the Planning Officer as an amendment, believing that a new application should be submitted as it is such a substantial change.

#### 5.5 **Greensand Place, Heath Road, Linton - 23/505091/HYBRID**

Hybrid Planning Application consisting of: Full Planning Application for the erection of a 73no. unit Care Home (Class C2), erection of 14no. Specialised Supported Living units for Autistic Adults (Class C3), access, drainage infrastructure and associated and ancillary works. Outline Application (Access sought, all other matters reserved) for erection of a new Hospice building (Class C2) with associated parking, In-Patient and Out-Patient facilities and erection of up to 70no. affordable bungalows for the elderly (Class C3) and associated parking.

Parish Council recommendation: Comment on concerns about disruption to the traffic flow for the traffic lights at Linton crossroads due to additional traffic from staff and residents, turning on to Heath Road. The pedestrian access is poor as the Heath Road footpaths are narrow and residents on the south side of the road park on the footpath, forcing people to cross over to the footpath on the north side. The application is a hybrid – full planning for one part and outline planning for the other part. The positioning of the development is poor: no community; in the countryside; poor footpaths; and the traffic issue.

### 6. **PLANNING ISSUES**

#### 6.1 **Annex to Barnside, East Street**

The Barnside eastern/secondary driveway has been extended to the Annex, which has a separate gate and post box. There has been no change to the existing junction of that driveway with East Street. The Clerk will contact Maidstone Borough Council Planning to ascertain whether planning permission is required.

#### 6.2 **Other planning issues**

The Elms Hopper Huts have added a new entrance with brick pillars, which has a sign stating 'Elm Barn'. A planning application has not been submitted. There is a planning condition requiring the residents of The Elms Hopper Huts to remove the roadside boundary fence and undertake planting, which the new entrance may impact on. The deadline for the fence removal and planting is 29<sup>th</sup> February; consideration can be given at a subsequent Parish Council meeting if the work is not completed by this date.

### 7. **REPORTED PLANNING DECISIONS**

No planning decisions have been made by Maidstone Borough Council since the last Full Council meeting.

### 8. **PAYMENTS**

Members **Approved** the following payments. Cllrs Stanbridge and Summersgill will authorise the payments set up in Unity Trust Bank using online banking:

Hunton Village Club – Chairman's Allowance – Drinks for Christmas event	£182.85
Cllr Goodard – Chairman's Allowance – Reimbursement for food for Christmas event	£330.00
Sharon Goodwin – Chairman's Allowance – Reimbursement for food for Christmas event	£33.74

**There being no further planning matters to be discussed, the meeting closed at 8:31pm.**