

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 12TH JANUARY 2026 AT 7:30PM AT HUNTON VILLAGE HALL

PRESENT: Cllr D Heaton in the Chair, Cllrs M Summersgill, S Banks and S Webb,
and Mrs S Goodwin, Clerk.

IN ATTENDANCE: Two members of the public were in attendance until Item 5.2.

OPEN SESSION:

Two residents asked to speak about the fenestrations in their planning application, to be considered under Item 5.1. They do not believe the windows are part of the Grade II listing. A nearby property of the same age was given planning permission.

Cllr Summersgill noted that the Senior Heritage Officer has left Maidstone Borough Council (MBC).

1. APOLOGIES

No apologies for absence were received.

2. FILMING, RECORDING AND PHOTOGRAPHING

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

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

As Cllr Summersgill is a borough councillor on the MBC Planning Committee, he declared that he would not comment on the planning applications under Item 5.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8TH DECEMBER 2025

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 Petty Hoo, Bishops Lane - 25/505082/LBC

Listed Building Consent for replacement of the existing single glazing with heritage slimline panes in all the exterior single paned facing oak framed windows.

Parish Council recommendation: Do not wish to object.

5.2 Buston Manor, Shingle Barn Lane, West Farleigh – 25/505181/FULL

Change of use from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institution) to allow the property to operate as a residential care home for the elderly (retrospective).

Parish Council recommendation: Do not wish to object, but query whether Listed Building Consent needs to be obtained as Buston Manor is a listed building.

6. REPORTED PLANNING DECISIONS

The following planning decisions have been made by Maidstone Borough Council since the last Full Council meeting:

6.1 5 The Square - 25/504170/FULL

Demolition of existing single detached garage and erection of replacement single pitched roof detached garage.

Parish Council recommendation: Do not wish to comment.

Maidstone Borough Council decision: Permitted.

6.2 Buston Manor, Shinglebarn Lane, West Farleigh - 25/504741/AGRIC
Prior notification for two farm reservoirs, three attenuation basins and associated land drainage infrastructure. For its prior approval to: - Siting, design and external appearance.
Parish Council recommendation: The Parish Council is concerned about the potential for flooding due to the substantial excavations and changes to drainage proposed. The application does not contain justification for the location and size of the reservoirs and attenuation ponds. The Parish Council objects to the works proceeding as permitted development and believes a planning application should be submitted to provide calculations to support the proposed siting and capacity of the reservoirs and attenuation ponds. The Parish Council does not request that the application is reported to MBC Planning Committee.
Maidstone Borough Council decision: Permitted.

6.3 Buston Manor, Shinglebarn Lane, West Farleigh - 25/504297/LBC
Listed Building Consent for the repainting of existing windows and cills and external cladding with a like-for-like colour and finish, and repair works to single window with associated preparatory works (works completed).
Parish Council recommendation: The Parish Council has no issues with the completed works on Buston Manor. However, it objects on the grounds that the application is misleading, as the office building (which has UPVC windows) has not been included within the red line on the site plan, and queries whether it should fall within the curtilage of Buston Manor. The Parish Council does not request that the application is reported to MBC Planning Committee.
Maidstone Borough Council decision: Permitted.

Cllr Summersgill will withdraw his Borough Councillor call-in of planning application 25/502670/FULL as the Parish Council commented on the application.

7. ROAD MARKINGS

Cllr Summersgill has drafted a consultation letter to be delivered to residents in and around The Square regarding the proposal for road markings either side of the exit from The Square. The letter gives the option for single or double lines, to be either 5m or 10m in length either side of the exit (as the Kent County Council design team will need to consider the most appropriate design after the consultation). Members **Agreed** to the letter subject to several minor changes. Cllr Summersgill will amend the letter for final approval at the next Full Council meeting on 19th January. ACTION: CLLR SUMMERSGILL

8. RESIDENTS' QUESTIONNAIRE

Members **Approved** £37.50 expenditure to compile the residents' questionnaire.
Members **Agreed** to expenditure (yet to be determined) to print the questionnaires and analyse the results.

9. CCTV MAINTENANCE

During the annual CCTV maintenance, Q-Tec Solutions found that one camera was not showing an image. Members **Agreed** to the quote for additional investigative work - £90 plus VAT for attendance/first half hour and £50 plus VAT for each additional hour. ACTION: CLERK

10. PAYMENTS

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

Q-Tec Solutions Limited – Annual CCTV maintenance	£333.60
Npower – Street light electricity	£42.16
K Nicholls – Compilation of residents' questionnaire	£37.50

There being no further planning matters to be discussed, the meeting closed at 8:05pm.