

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 14TH OCTOBER 2024 AT 7:30PM AT HUNTON VILLAGE HALL

PRESENT: Cllr D Heaton in the Chair, Cllrs A Trought and I Simmons, and Mrs S Goodwin, Clerk.

IN ATTENDANCE: One member of the public was in attendance.

OPEN SESSION:

A resident, who is the applicant for the planning application to be discussed at Item 5.2, asked to speak as the Parish Council objected to the previous application. The barn is essentially a large shed with wooden cladding; the new application states what it will be used for. Cllr Heaton asked what animals the resident will keep as it is not stated in the application. At the moment, he keeps chickens and ducks and would potentially like to keep pigs. The resident noted that when the Parish Council objected to the previous planning application, the ecologist's report was mentioned. Cllr Heaton confirmed that this was in relation to Biodiversity Net Gain (BNG) which became mandatory in February 2024. The applicant has spoken with two ecologists who have both said the same – the resident started building before the BNG percentage was introduced and it is a self-build which is exempt from the BNG requirements. Cllr Simmons noted that the application refers to a tractor and asked whether a tractor would fit through the doors; the resident advised that there is sufficient room.

1. APOLOGIES

Apologies for absence were received and accepted from Cllrs M Summersgill, J Goddard and S Webb. Apologies had also been received from Borough Cllr C Russell.

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 Simmons declared an interest in Item 5.1 as Chair of Governors at Hunton CEP School.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19TH AUGUST 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

The following planning applications were considered, and recommendations made:

5.1 Hunton C Of E Primary School, Bishops Lane - 24/503893/COUNTY

County Application - Expansion of school car park and provision of new external canopy for outdoor play. Parish Council recommendation: Do not wish to object but would like clarification on the following:

- Why is a permeable surface not being considered for the car park?
- Drainage is to a soakaway (not shown on the drawings). Will this be a new soakaway?
- Will the soakaway be adequate to contain reasonable rainfall?
- There is no indication of ground levels on the drawings. Is there a slope?
- Will surface water be contained on the site and not discharge on to the highway?

5.2 Land Adj. Thatched Cottage, East Street - 24/503952/FULL

Erection of a small barn on agricultural land for machinery and hobbying livestock essentials.
(Retrospective)

Parish Council recommendation: Do not wish to object but would like clarification on the animals which will be kept.

5.3 Old Savage Farm, East Street - 24/503848/SUB

Submission of details pursuant to Condition 7 (foul water drainage) in relation to planning permission 21/502567/FULL.

Parish Council recommendation: Do not wish to comment.

6. REPORTED PLANNING DECISIONS

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

6.1 South Lodge, Lughorse Lane - 24/503246/FULL

Erection of a replacement single storey detached outbuilding for incidental residential use.

Parish Council recommendation: Do not wish to object.

Maidstone Borough Council decision: Permitted.

6.2 Former Outbuilding At Cheveney, Vicarage Road, Yalding - 24/502457/FULL

Change of use of an outbuilding to garage and offices, including erection of a single storey rear extension and first floor extension with raised roof. Addition of fenestration and porch.

Parish Council recommendation: Do not wish to object.

Maidstone Borough Council decision: Refused.

6.3 Jennings Cottage, Hunton Hill - 24/503455/LBC

Listed Building Consent application for replacement windows and change weatherboarding to clay hanging tiles, plus creation of bathroom on first floor. (Works complete)

Parish Council recommendation: Do not wish to object.

Maidstone Borough Council decision: Permitted.

7. EXTERNAL SPEAKERS

Members **Agreed** that the following speakers should be asked to attend a Parish Council meeting to speak over the next year:

The Leader of Maidstone Borough Council

Maidstone Borough Council Planning Enforcement

Maidstone Borough Council Community Protection

Police

ACTION: CLERK

8. DEFIBRILLATOR

The Community Heartbeat Trust has provided details of a defibrillator which does not require connection to electricity, as the telephone box is not connected. It would cost £540 plus VAT more than the original defibrillator, plus the cost of fitting the cabinet in the telephone box.

Cllr Trought will speak to the Hunton Village Club Committee to see if it would be possible to fix the original defibrillator (which would require electricity) to the outside wall of the Club.

ACTION: CLLR TROUGHT

9. PAYMENTS

Members **Approved** the following payments. Cllr Heaton will authorise the payments set up in Unity Trust Bank using online banking and Cllr Summersgill will be asked to provide the second authorisation:

VCS Websites Ltd – Web hosting	£100.00
Robert Cox – Maintenance of permissive footpath hedges and verges	£510.00
KCPFA – Annual membership grant	£20.00
Q-Tec Solutions Ltd – Disconnecting old defibrillator cabinet / connecting new one	£240.00

There being no further planning matters to be discussed, the meeting closed at 8:04pm.