

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 17TH APRIL 2023 AT 7:30PM AT HUNTON VILLAGE HALL

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

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

OPEN SESSION:

Several residents spoke about the Gennings Cold Store prior notification (Item 5.1). Although there are no objections to the proposed development itself, concerns were raised about the huge amount of Japanese Knotweed, and also the asbestos, on the site.

1. APOLOGIES

Apologies for absence were received and accepted from Cllrs A Trought and J Goddard. County Cllr S Webb had also sent his apologies.

2. FILMING AND RECORDING

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

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

There were no declarations of interests.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27TH FEBRUARY 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 Gennings Cold Stores - 23/501186/PNQCLA

Prior notification for the change of use of agricultural building to 3no. dwellinghouses and associated operation 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 - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Parish Council recommendation: No objection, but make the following comments:

- The proposed footprint is larger than the existing footprint;
- There is Japanese Knotweed on the site which would need to be properly treated to eradicate it;
- There is asbestos on the site which would need to be removed.

5.2 1 & 2 Foremans Barn, Foremans Barn Road - 23/501365/LDCEX

Lawful Development Certificate (Existing) for occupation of No.1 & 2 Foremans Barn as separate dwellinghouses in non-compliance with condition 1 of MA/07/2199.

Parish Council recommendation: No objection.

6. REPORTED PLANNING DECISIONS

Members **Noted** the following planning decisions, made by Maidstone Borough Council since the last Planning Committee meeting:

6.1 Hilltop Farm, Shingle Barn Lane, West Farleigh - 23/500535/SUB

Submission of details to discharge conditions; 3 (materials), 4 (ecological enhancement plan), 6 (slab levels/site levels), 7 (landscape scheme) and 9 (charging point) of planning application 20/503182/FULL. Parish Council recommendation: No comment. Maidstone Borough Council decision: Permitted.

6.2 Wilsons Yard, George Street - 23/500450/SUB

Submission of Details pursuant to condition 3 (Closure Report) of Application 21/506545/FULL.

Parish Council recommendation: No comment. Cllr Summersgill to contact Ecologia about the missing membranes.

Maidstone Borough Council decision: Permitted.

Cllr Summersgill advised that he had contacted Ecologia regarding the membranes. The membrane visible on half of the northern wall is actually a waterproof membrane system designed into those three units only. This explains the visual change noted along that wall that had been raised as a query about a 'missing' membrane at the previous Planning Committee meeting on 27th February. Ashurst Homes have offered (email this afternoon) to meet Cllr Summersgill on site, to discuss any technical aspects further. The Mid Kent Environmental Protection Team have approved the closure report since the last Planning Committee meeting.

7. PAYMENTS

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

Robert Cox – Maintenance of permissive footpath hedge and verges	£510.00
Npower – Streetlight electricity	£15.60
KALC – Training – Climate Change Conference	£48.00
KALC – Training – Year-end & Audit	£48.00
VCS Websites Ltd – Web hosting	£100.00

8. CORONATION LAMP POST SIGNS

Members considered whether to purchase Royal British Legion Coronation lamp post signs but **Agreed** not to go ahead.

There being no further planning matters to be discussed, the meeting closed at 8:01pm.