

## HUNTON PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 19<sup>TH</sup> AUGUST 2024 AT 7:30PM AT HUNTON VILLAGE HALL

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

**IN ATTENDANCE:** No members of the public were in attendance.

**1. APOLOGIES**

Apologies had been received from Borough Cllr C Russell.

**2. FILMING, RECORDING AND PHOTOGRAPHING**

There were no members of the public present 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 30<sup>TH</sup> MAY 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 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.

**5.2 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.

**6. REPORTED PLANNING DECISIONS**

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

**6.1 Land Adjacent To Thatched Cottage, East Street - 24/501766/FULL**

Erection of a single storey storage barn (Part Retrospective).  
Parish Council recommendation: Refuse, but do not request the application is reported to the Planning Committee. The reason for recommending refusal is that no information has been provided to state what the store will be used for and therefore there is no justification for the store being on agricultural land when there is room for it to be located on the applicant's residential land. The Parish Council also queries the statement on the application form, under Biodiversity Net Gain, that the general Biodiversity Gain Condition would not apply if planning permission is granted due to an exemption because the building has already been completed. Surely it cannot be the case that the Biodiversity Gain Condition does not apply when a building has been completed before planning permission has been sought/granted, otherwise anyone who builds without planning permission would not need to consider Biodiversity Net Gain?  
Maidstone Borough Council decision: Refused.

**6.2 The White House, Heath Road, West Farleigh - 24/502071/FULL**

Section 73 Application for Minor Material Amendment to approved plans condition 2 (to allow changes to materials); variation of condition 9 (to amend plinth material of lodges to be ragstone); and removal of condition 3 (Section 257 of Town and Country Planning act 1990 to divert bridleway) pursuant to 23/504904/FULL (Demolition of public house, petanque facilities and pistes, removal of lawful residential mobile home, creation of 2(no) 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: Do not wish to comment.

Maidstone Borough Council decision: Permitted.

**6.3 South Lodge, Lughorse Lane - 24/502253/LBC**

Replacement of 2no. timber dormer windows with slim double glazed units and leaded lights to modern rear extension.

Parish Council recommendation: Do not wish to comment.

Maidstone Borough Council decision: Permitted.

**7. MAIDSTONE LOCAL CYCLING & WALKING INFRASTRUCTURE PLAN CONSULTATION**

Members **Agreed** that a response would not be submitted as the consultation does not affect Hunton.

**8. PAYMENTS**

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

Hood's Tree Services Ltd – Tree surgery	£960.00
Hunton Parish Hall Committee – Grant for exterior works	£4,425.00
Sam Andrews (Tree Warden) – Hedge cutter	£197.10

Members **Agreed** that the Parish Council should pay for works to be undertaken by Waterlink to repair a water leak on the playing field as a considerable amount of water is being wasted. The minimum charge will be £380 plus VAT.

**There being no further planning matters to be discussed, the meeting closed at 7:55pm.**