

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 26TH AUGUST 2025 AT 7:30PM AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: One member of the public was in attendance until Item 6.

OPEN SESSION:

A resident asked to speak about the planning application at Item 5.1 on the agenda. He has submitted an objection to the application to Maidstone Borough Council (MBC) Planning, based on issues such as noise, traffic and concerns about the sewage treatment plant.

Reversing alarms sound from 6am until 6pm. The resident is logging all noise on an app provided by MBC as the applicant is currently flouting the rules (noise should be between 8am and 6pm only). MBC have already given a warning the applicant.

The applicant has already put the additional caravans on the site but there is no permit to discharge sewage. The process to obtain a permit from the Environment Agency will take at least nine months, and the request could be rejected, but people are living on the site currently. The output from the treatment plant is discharged to a ditch which runs past back gardens and food crops.

The resident and his neighbours have held meetings with the applicant since the development started to raise concerns but very little has been done, other than changing the reversing alarms so they are slightly quieter. Cllr Summersgill cannot comment on the application due to his position as borough councillor, but as ward councillor, he has called it in to MBC Planning Committee.

1. APOLOGIES

There were no apologies for absence.

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

As Cllr Summersgill is a borough councillor on the MBC Planning Committee, he declared that he would not comment on the planning application to be considered at Item 5.1.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7TH JULY 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 APPLICATION

5.1 Burford Farm, Redwall Lane, Linton - 25/502670/FULL

The retrospective change of use of land for the siting of four mobile homes for agricultural workers, and storage in situ when unoccupied, together with a farm track and staff welfare unit in addition to the eight mobiles approved under application 22/504667/FULL.

Parish Council recommendation: If the decision is made to permit the planning application, the Parish Council requests that the following conditions are applied:

- Operating hours to be between 8am and 6pm from Monday to Saturday and nothing on Sunday. The MBC Community Protection team has previously stated that no noise should be generated outside of these hours.
- No external lighting between 11pm and 7am for fixed lighting or motion sensor timed lights.

6. REPORTED PLANNING DECISIONS

The following planning decision has been made by Maidstone Borough Council since the last Full Council meeting:

6.1 Park House And Lughorse Cottage, Lughorse Lane - 25/502370/FULL

Proposed separation of Park House Farm and Lughorse Cottage by demolishing part of the east end and building a new gable wall to Park House and the erection of a two-storey rear extension to Lughorse Cottage.

Parish Council recommendation: Do not wish to object.

Maidstone Borough Council decision: Permitted.

7. HIGHWAYS IMPROVEMENT PLAN

Cllr Summersgill has added three items to the Highways Improvement Plan (HIP):

- Deer road signage on Hunton Hill.
- Kerbing on the bend on West Street near Scotts Farm.
- Double yellow lines on West Street, near the access to The Square.

Cllr Summersgill will add another item relating to the condition of the side of the road and rock falls on Hunton Hill. The HIP does not include anything from Cllr Simmons' work on roads or general reportable issues such as blocked drains.

Of the three items on the previous HIP, two have been completed and the third could not be actioned. These items will move to the shaded area of the HIP. The updated HIP will lead to a discussion with Emily Rodgers at KCC Highways.

Members asked a number of questions about the HIP:

If an item is refused based on cost, we should ask for the cost so the Parish Council can consider it.

Cllr Summersgill has a document which explains how to prepare the HIP and includes the costs of various items.

When the meeting is held with Emily Rodgers, can other parish councillors attend?

Yes.

Can the state of Hunton Hill be prioritised over the deer signage on the HIP as it is in a dangerous condition?

Yes, Cllr Summersgill will give it top priority.

There is an issue with the drainage on East Street as the 'dip' is sometimes a foot deep when it rains due to blocked gullies.

It is not part of the HIP but will be part of the discussion with Emily Rodgers when Cllr Summersgill walks her round the village.

The bends at Stonewall are dangerous in winter when the road freezes.

There are currently two sets of speed recorders across the road; Cllr Summersgill is trying to find out who has placed them. The aim is to install a salt bin near this location.

Cllr Summersgill will amend the HIP based on points raised, as well as a few administrative details, then submit it to KCC Highways.

ACTION: CLLR SUMMERSGILL

8. EVENT PARKING SIGNAGE

Members **Agreed** to pay £40 plus VAT to convert an existing sign to event parking signage, to be used for events in the village. The funds will be taken from the Entertainment Fund. ACTION: CLERK

9. PAYMENTS

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

S Webb – Reimbursement for petrol for the mower	£16.61
Silva Arboriculture Ltd – Visual Tree Assessment	£685.00

There being no further planning matters to be discussed, the meeting closed at 8:35pm.