

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 27TH FEBRUARY 2023 AT 7:30PM AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: One member of the public was in attendance until Item 6.1.

OPEN SESSION:

A resident raised an issue with the Wilsons Yard development. The fence between the resident's property and Wilsons Yard was taken down by the developer in November 2022, without informing the resident whose fence it is. It has not been put back in the original place, is not the original height and the lights on the site are large and bright. A letter has been sent to the developer but a response has not been received. It was agreed that if the fence is not where it should be according to the planning permission then it is a planning issue. Cllr Summersgill agreed to look at the planning permission, but if the developer has met the requirements, it is likely to be a civil issue and suggested that the resident contacts a solicitor for advice or goes to the Small Claims Court. The resident could contact MBC Environmental Health about the light issue, although if the fence is put at the correct height, it would resolve the light issue. The Parish Council has submitted a complaint about the excavation work on the development which is close to trees on the resident's side.

1. APOLOGIES

Apologies for absence were received and accepted from Cllr I Simmons.

2. FILMING AND RECORDING

The member 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 30TH JANUARY 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 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. The ecological report is very detailed. The landscape scheme involves planting a hedge 200 yards away and trees in a nearby field.

5.2 Gennings Coldstores, Lughorse Lane - 23/500570/PNQCLA

Prior notification for the change of use of agricultural building to 3no. dwellings with associated operational 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 comment as application withdrawn.

- 5.3 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 advised that a land remediation report has been produced by Ecologia which verifies that contamination found previously has been removed and new soil has been laid. Certificates are appended to the report which show where the contaminated soil was disposed. As there is the potential for hydrocarbon vapours arising from the contamination, Ashurst Construction Ltd put gas membranes in the buildings. The Ecologia report states that Ashurst Construction confirmed the membranes have been installed and have provided Certificates of Conformity from UK Membranes Ltd for all six plots. However, three plots do not appear to have the membranes installed despite the assertion in the report. Members **Agreed** that Cllr Summersgill should contact Ecologia about the missing membranes. ACTION: CLLR SUMMERSGILL

6. PLANNING APPEAL

- 6.1 Burford Farm, Redwall Lane, Linton – 21/504236/FULL**
Redevelopment of buildings on site (including Grain Store, Implement Store, Granary and Threshing Barn) and erection of 6(no) dwellings including associated works and parking.
MBC refused planning permission on heritage grounds. There is a listed farmhouse with the same name but it has been separate to the development site for 100 years. The Parish Council has no objection to the planning application and Members **Agreed** that the Clerk should email the Planning Inspector to comment that the development should be permitted as it will improve the site. ACTION: CLERK

7. REPORTED PLANNING DECISIONS

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

- 7.1 Old Savage Farm, East Street - 22/503695/FULL**
Removal of the existing hopper huts and erection of 2 no. two storey, agricultural workers dwellings, including 4 no. parking spaces, landscaping and electric vehicle charging points.
Parish Council recommendation: No objection, but recommend:
- Consideration of neighbouring properties being overlooked;
 - The dwellings remain for the use of agricultural workers only;
 - Provision of swift bricks and bat boxes (as per the ecological survey);
 - Where possible, the new parking area has a permeable surface; and
 - The installation of solar panels as the dwellings are south westerly facing.
- Maidstone Borough Council decision: Application withdrawn.
- 7.2 Hunton Court, West Street - 22/504859/FULL**
Creation of a 150m² pond for Great Crested Newts.
Parish Council recommendation: No objection.
Maidstone Borough Council decision: Permitted.
- 7.3 Redwall Grange, Redwall Lane - 22/505638/FULL**
Erection of a single storey side/rear extension including changes to fenestration.
Parish Council recommendation: No objection.
Maidstone Borough Council decision: Permitted.

There being no further planning matters to be discussed, the meeting closed at 8:32pm.