

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 29TH APRIL 2024 AT 7:30PM AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: Seven members of the public were in attendance. Three left after Item 5.6 and four left during Item 8.

OPEN SESSION:

A resident asked to speak about two issues:

The first issue is the poor performance of Suez, the new waste collection contractor, resulting in missed bin collections in Hunton. The resident's understanding is that, from next week, the recycling and general waste bins will both be collected fortnightly with the food waste, which does not seem sensible. The resident requested that the Parish Council contacts the person responsible at Maidstone Borough Council (MBC) to complain about the situation.

Cllr Summersgill has been speaking with borough councillors about the issue. Two borough councillors arranged a meeting several weeks ago to discuss the issues. Since then, there have been meetings several times a week to establish what has gone wrong and the actions that will be taken to resolve the problems, but it will not be resolved until June. Cllr Summersgill will be following the bin men tomorrow and has followed them round Hawkenbury and Headcorn. They collected 80% in Yalding and 70% in Marden today, so they still are not collecting 100%. Cllr Summersgill is gathering information as there will be changes to the borough councillors due to the elections, and the new borough councillors will need the information.

Cllr Stanbridge advised that the waste collected is transported to the Allington Energy from Waste Facility, which he runs. He is aware that the changeover to Suez was planned months in advance and Suez was the only bidder for the contract. When Suez started, they changed the routes, changed the terms and conditions of the collection crews, clamped down on overtime, reduced the number of vehicles and changed the types of vehicles.

Cllr Trought raised an issue with MBC six months ago when her bin was not collected. MBC tried to charge residents for damage to bins, but several residents complained, and MBC decided not to charge. Cllr Trought was told it was due to the new regime coming in, so residents have been affected for at least six months. As Suez was the only bidder for the contract, it was not competitive.

Cllr Heaton noted that MBC are not responding to complaints.

Cllr Goddard advised that the food waste, green and black bins are all being tipped into the same hopper on the vehicle which means that recyclable material cannot be recycled. Cllr Stanbridge will make a complaint to Kent County Council (KCC).

The same resident asked how BT Openreach prioritise where they install fibre optic internet connectivity; apparently it is being installed in Chainhurst which has a lower population than Hunton.

Cllr Stanbridge advised that he has tried to engage with BT Openreach to understand their plans. He has also looked at options to attract funding. BT Openreach have no current plans to extend fibre across Hunton. Other options have been considered, such as CallFlow, but they have no plans to expand their network. The only option is Starlink, which is successful, but very expensive.

Cllr Trought mentioned a story in Kent Online about the villages in Kent which have benefited from having greatly improved broadband; Coxheath and Yalding are on the list. Cllr Stanbridge noted that the layout of Hunton counts against it as it consists of few properties which are spread thinly, whereas a lot of connections are possible in Coxheath and Yalding because there are a lot of houses in a small area. Cllr Stanbridge will investigate this further if he can find contacts in Coxheath and Yalding.

Another resident is aware that there is fibre optic cabling in underground ducting from the end of Lughorse Lane and up Barn Hill, but BT Openreach will not connect it.

1. APOLOGIES

None.

2. FILMING AND RECORDING

No members of the public wished to film, record or photograph the meeting.

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

Cllr Heaton declared that the planning application under Item 5.5 relates to neighbouring property, and he has also been lobbied. Cllr Heaton will ask Cllr Summersgill, as Vice Chairman, to stand in as Chairman for that item.

Cllr Goddard declared that he has been lobbied about the same application.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4TH MARCH 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 2 West Street - 24/501321/FULL

Insertion of dormer in rear catslide roof slope (Resubmission 23/505500/FULL).

Parish Council recommendation: Do not wish to comment.

5.2 The Bothy, Lughorse Lane - 24/501405/FULL

Conversion of 2no. vacant rural buildings to a 3-bedroom residential dwelling, including erection of single storey link, with associated landscaping and parking.

Parish Council recommendation: Do not wish to object.

The existing building is being reused. There are plenty of additions for Biodiversity Net Gain. Japanese Knotweed on the boundary is acknowledged.

5.3 The Bothy, Lughorse Lane - 24/501406/LBC

Listed Building consent for internal and external alterations to 2(no) buildings, including erection of single storey pitched roof link, to facilitate conversion of buildings to 3-bedroom dwelling.

Parish Council recommendation: Do not wish to object.

5.4 Scotts House, West Street - 24/501249/FULL

Replacement of existing closed boarded boundary fence and erection of a new boundary fence with entrance gate to driveway.

Parish Council recommendation: Do not wish to object.

5.5 Land At Barn Hill - 24/501390/FULL

Erection of a single storey dwelling with detached car port, parking and associated landscaping.

Cllr Summersgill took over as Chairman for this item.

Parish Council recommendation: Wish to see the application refused and request the application is reported to the Planning Committee for the planning reasons set out below:

- Visual effect on views from the Greensand Way and properties to the Northeast.
- Creation of an additional building in the countryside.
- Change of use of agricultural land.

The applicant gave some details of the planning application. He is removing some trees but is planning to plant additional trees including evergreens for screening. The applicant stated that if he does not obtain planning permission, he has received requests from various people over the years to buy the land, which he may consider. Cllr Heaton stated that this is unrelated to planning and should not be discussed further.

Cllr Heaton resumed as Chairman.

5.6 Burford Farm, Redwall Lane, Linton - 24/501440/FULL

Construction of concrete access track for tray field and concrete yard area.

Parish Council recommendation: Wish to see the application refused but do not request the application is reported to the MBC Planning Committee. The reasons for the objection are:

- There is an error in the application form as the applicant states that the proposal is not within 20 metres of

a water course when it is within 20 metres.

- There are no details of how the drainage will work, ie where the run-off from the concrete will go. Drainage details and the potential impact on the environment need to be specified.

5.7 Burford Farm, Redwall Lane, Linton - 22/502578/AGRIC

Prior notification for agricultural engineering operations consisting of sections of cut and fill to create a level propagation area and drainage ditches, and the creation of a drainage basin. For its prior approval to: - Siting.

Cllr Summersgill provided an update on progress:

As Flood Warden, Cllr Summersgill commented that the storage pond is in a flood zone. The applicant has since confirmed that the storage pond would be constructed below ground so there would be no loss of flood storage area. A large embankment can be seen on the site. Cllr Summersgill contacted the applicant; it is topsoil which will be redistributed around the site when the work is complete.

6. PLANNING ENFORCEMENT

Update on current enforcement cases:

- The Hoppers, Redwall Lane (expiry of planning condition): Planning Enforcement have written to the owners.
- Thatched Cottage, East Street (garden office built on agricultural land): Planning Enforcement are working with the owner to seek a planning application.
- Annex to Barnside, East Street (new access within the curtilage): Planning Enforcement answered the query submitted by the Parish Council; planning permission is not required.
- Little Clock House, George Street (additional mobile homes moved on to the site and breach of conditions): Planning Enforcement are investigating, and a planning application is likely to be submitted to regularise the situation.
- Burford Farm, Redwall Lane, Linton – Work has started on the bays before the planning application has been considered by MBC: Planning Enforcement have visited the site.

Members **Agreed** that Planning Enforcement should be contacted about the following:

Smithfield House, West Street – the original house has not been demolished yet (condition for building a new property on the site).

Building in the grounds of Riverside House, West Street – establish the timeline for demolition.

7. REPORTED PLANNING DECISIONS

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

7.1 Burford Farm, Redwall Lane, Linton - 24/500436/FULL

Conversion of former agricultural building to 3no. residential dwellings, with associated access, parking and landscaping.

Parish Council recommendation: Approve but do not request the application is reported to Planning Committee

Maidstone Borough Council decision: Withdrawn.

7.2 Gennings Coldstores - 24/500460/PNQCLA

Prior notification for the change of use of a building and any land within its curtilage from agricultural to 4 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: Do not wish to object to the principle of development of the site for residential purposes. However, the following is required:

- Professional treatment of the extensive Japanese Knotweed on the site to eradicate it;
- Removal of asbestos and contaminants such as oil, hydrocarbons and chemicals associated with cold store usage and an adequate contamination report;

- An adequate Flood Risk Assessment as the existing assessment does not cover reservoirs (there is a reservoir above the site).

In addition, the access to the site is not owned by the applicant.

Maidstone Borough Council decision: Permitted.

7.3 Meadowside, East Street – 24/500804/FULL

Change existing external finish of dwelling and adjacent garage, from exposed facing brick to an applied render finish.

Parish Council recommendation: Do not wish to comment.

Maidstone Borough Council decision: Permitted.

8. PAYMENTS

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

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|----------------------------------------------------------------------------------------|---------|
| KALC – Annual membership subscription | £367.91 |
| VCS Websites Ltd – Web hosting | £100.00 |
| Lionel Robbins – Internal audit | £105.00 |
| Npower – Street light electricity | £36.36 |
| W Simmons – Chairman’s Allowance – Reimbursement for food for ‘Meet the Village’ event | £79.51 |

Members **Approved** a quote for £148 from Glyn Bell for plumbing works at the cricket pavilion.

Cllr Heaton thanked Cllr Fuller for all her hard work during her time on the Parish Council as she is standing down due to a move out of the village. Everyone wished her well for the future.

There being no further planning matters to be discussed, the meeting closed at 8:52pm.