

HUNTON PARISH COUNCIL

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

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

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

1. APOLOGIES

There were no apologies for absence.

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

Item 5.3 - Cllr Summersgill is one of the authors of the 'We Love Chainhurst' response to new documents received on the application.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9TH 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 Scotts Farm, West Street - 22/506004/FULL

Proposed change of use of outbuilding to holiday let.

Parish Council recommendation: No objection. The Parish Council would like the following environmental points to be considered (some of which have been addressed already):

- Provision of renewable energy sources such as air / ground source heat pumps or photo voltaics
- Provision of EV charging points
- Native planting within any landscape plan
- Provision of swift and bee bricks, bat and bird boxes
- Wildlife friendly boundaries
- Encourage higher levels of thermal insulation and airtightness
- Permeable parking and footway surfaces
- Minimal light pollution in external lighting design

5.2 Wealden Hall House, East Street - 23/500276/LBC

Listed Building Consent for external and internal alterations including replace doors on the south elevation of the conservatory and door and frame on the north elevation of the house. Repair north elevation roof gable and replace associated rendered infill panels. Repaint softwood joinery and repaint the rendered infill panels to all elevations.

Parish Council recommendation: No objection.

5.3 Reed Court Farm, Hunton Road, Marden – 20/505751/EIFUL

Cllr Summersgill reported that, six months ago, Maidstone Borough Council appointed two third party consultants to consider the landscape effects of the proposal and flooding and drainage. The reports have now been produced:

Landscape effects:

The report notes that the visual impact from re-routing the footpath has not been considered by the applicant.

Flooding and drainage:

This report is more critical of the application, which is considered to be short on information, but the consultant has missed some elements picked up previously by Cllr Summersgill.

The consultant's recalculations of nitrate run-off to the River Beult are higher than the applicant's calculations.

The 'We Love Chainhurst' group also appointed consultants, including Cllr Summersgill, to respond to the two reports.

There is no response from the applicant as to whether any changes will be made, but Cllr Summersgill believes that the applicant will need to submit revised documents.

Marden Parish Council are discussing the reports on 31st January. Marden is the only parish council which has been asked for a response to the new documents.

Cllr Heaton noted that there is a conflict of interest as the company used by MBC to consider the landscape effects is in the same group as companies used by DHA. The Footpaths Officer will need to approve the relocation of the footpath.

Members agreed that a response does not need to be submitted, as the Parish Council's view has not changed. The borough councillors will be lobbied when the application is heard by MBC Planning Committee.

6. REPORTED PLANNING DECISIONS

No planning decisions have been made by Maidstone Borough Council since the last Full Council meeting:

There being no further planning matters to be discussed, the meeting closed at 8:06pm.