

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 30TH MAY 2024 AT 7:30PM AT HUNTON VILLAGE HALL

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

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

OPEN SESSION:

A resident asked about the Little Clock House planning application (Item 5.1 on the agenda), which looks to increase the number of static homes from two to four, plus two touring caravans. He thought that as there was already an obligation to return the site to agricultural land, presumably it should not have been an application from a basis of two homes, but with a starting point of agricultural land/no homes. Members advised that a planning application can be submitted for anything, regardless of the existing situation. The Parish Council has requested planning enforcement action from Maidstone Borough Council (MBC) as there is no valid planning application for the site. The applicant has submitted a planning application to put enforcement action in abeyance. The process is that MBC will make a decision and if permission is refused, the applicant can decide whether to appeal, which will be submitted to the Planning Inspectorate for a decision. The resident asked whether more mobile homes could be brought onto the site during the process; in theory they could and then submit a retrospective planning application, but this would complicate the process.

Another resident asked if they could contact the Parish Council with any comments on the application after the meeting. Cllr Heaton advised that residents are welcome to do so, but in the first instance should submit their comments to MBC. They can also lobby the borough councillors.

A resident commented that he has not had a scheduled recycling bin collection for ten weeks now.

1. APOLOGIES

Apologetics for absence were received and accepted from Cllr M Summersgill.
Apologetics have also been received from Borough Cllr C Russell and County Cllr S Webb.

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

There were no declarations of interests.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29TH APRIL 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 Little Clock House, George Street - 24/501100/FULL

Change of use of the land for the stationing of 4no. static homes and 2no. touring caravans for a single Gypsy/Traveller family, and associated hard and soft landscaping (part retrospective).

Parish Council recommendation: Wish to see the application refused and request the application is reported to the Planning Committee if the MBC Planning Officer disagrees, for the following reasons:

- The application is erroneous as it infers that there are two mobile homes on the site in accordance with planning approval, which is not the case. Although there are two mobile homes physically on the site, they are not there legally as there is no existing planning permission for them. Since 1977, planning

permission has only ever been given for the stationing of mobile homes on this site for a temporary amount of time. Following the applicant's appeal against the Maidstone Borough Council refusal of planning application MA/12/0152, the Planning Inspector's decision (dated 23rd September 2014) attached conditions which allowed Mr Wayne Lee (Junior), grandson of Mrs Olive Lee, to live on the site for as long as Mrs Lee continued to occupy the site. This was an addition to Mrs Lees personal permission from the 1995 appeal decision. Once Mrs Lee leaves the site, the permission requires the land to be cleared and restored to its former condition (agricultural). Mrs Olive Lee no longer lives on the site, and has not for some time, so there is no existing planning permission for any mobile homes on the site. The application does not reflect the facts.

- Little Clock House is situated in the Greensand Ridge Special Landscape Area and is surrounded by listed and period buildings. The proposed development would result in a harmful impact on the character and appearance of the open countryside and the Greensand Ridge Special Landscape Area. The existing site is already visually intrusive and out of keeping with the surrounding area and buildings. Development of the site would cause further harm to the setting of the surrounding listed buildings, detrimentally affecting their character.
- The change of use of agricultural land will not safeguard the open, rural character of the countryside.
- The development would put additional pressure on the local highway infrastructure. George Street cannot sustain the proposed development as it is a narrow country lane with no pavements, a ditch running alongside and poor visibility.
- The Inspector stated in his appeal decision of 2014 that little had changed since 1995 to persuade him that the needs of gypsies and travellers in general would outweigh the harm (to the listed buildings and countryside) he had found or that a permanent permission for gypsies and travellers should be granted. Maidstone Borough Council agreed in their decision on application 16/503625/FULL for the same site and nothing has changed since that time.

5.2 **Meadowside East Street - 24/501869/FULL**

Erection of single storey side extension to replace existing fully glazed conservatory (Revised scheme to previously approved planning 23/505254/FULL).

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 **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.

Maidstone Borough Council decision: Permitted.

6.2 **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.

Maidstone Borough Council decision: Permitted.

6.3 **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.

Maidstone Borough Council decision: Permitted.

7. **PAYMENTS**

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

Q-Tec Solutions Ltd – Cricket pavilion EICR	£336.00
Sharon Goodwin – Food for Annual Parish Meeting	£65.16

There being no further planning matters to be discussed, the meeting closed at 8:05pm.