

## HUNTON PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 4<sup>TH</sup> MARCH 2024 AT 7:30PM AT HUNTON VILLAGE HALL

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

**IN ATTENDANCE:** Five members of the public were in attendance.

#### **OPEN SESSION:**

A neighbour to Wilsons Yard asked if Maidstone Borough Council (MBC) have responded to the complaint about excavation in the tree root protection zone on the Wilsons Yard site. Cllr Summersgill advised that an MBC officer had visited and stated that photographs would need to be provided to prove that excavation had taken place in the zone; this was not possible as the excavation had already taken place. MBC advised that, as there was no evidence, no further action could be taken. A wooden planter is now situated at the location of the excavation. The last communication with Ashurst Homes was a meeting between Cllr Summersgill and the site manager on site when the site manager showed him the planters. The resident also mentioned a tree which has a branch hanging into her garden. Cllr Heaton advised that this is a civil matter which would need to be taken up with the management company as it is beyond the Parish Council's remit.

A Wilsons Yard resident advised that a resident from elsewhere on the village had questioned the 'Private' sign at Wilsons Yard. This is of concern to the Wilsons Yard residents as the development is private to them and would like the views of the Parish Council. The resident felt that there was miscommunication about the area at the front where the pond is located, that the area is communal to all. Members consider that area to be communal to the Wilsons Yard residents, which is outlined in the planning statement. However, the developer had given the impression at a Parish Council meeting that other parishioners could use the electric vehicle charging points, so this could be why there is some confusion.

Cllr Simmons advised the residents that a 'Meet the village' event will be taking place on 12<sup>th</sup> April.

#### **1. APOLOGIES**

Apologies for absence were received and accepted from Cllr J Fuller.

#### **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 Summersgill declared that he was a member of the technical team who consider documents relating to the planning application under Item 5.5.

##### **3.2 Dispensations**

There were no requests for dispensations.

#### **4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11<sup>TH</sup> DECEMBER 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 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 the MBC Planning Committee.

- 5.2 Linton Growing, Burford Farm, Redwall Lane, Linton - 24/500562/AGRIC**  
 Prior notification for a concrete access road to provide all year round weather access to the tray field area.  
 For its prior approval to: - Siting, design and external appearance.  
 Parish Council recommendation: Do not wish to comment.
- 5.3 Gennings Cold Stores - 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.
- 5.4 Linton Growing Land At Burford Farm, Redwall Lane, Linton - 23/503752/FULL**  
 Erection of polytunnels with year round coverage. Concreting of the existing access track over a 40 m section and the construction of 2 no. concrete bin pads with partial grain walls, with associated landscaping, drainage infrastructure and engineering operations.  
 Cllr Summersgill provided an update:  
 Various objections have been raised to the application. Cllr Summersgill has submitted three technical objections as Flood Warden. KCC Drainage have stated that they want to see a formal design of the polytunnels. In the last two weeks, a third party has undertaken a landscape assessment for MBC, which does not agree with the applicant's landscape assessment, believing it to be more intrusive than the applicant. A third extension of time has been given until 21<sup>st</sup> April for the applicant to respond to this landscape assessment. Linton Parish Council have submitted an objection about the landscape aspects. If MBC Planning wishes to approve the application, it will have to be referred to Planning Committee. The Environment Agency do not seem concerned by the location of a pond in a flood plain. There is no indication of how the concrete road will keep the mud off Redwall Lane.  
 Cllr Simmons commented that the applicant has at least tried to put good quality information into the planning process, which is more than some do.
- 5.5 Reed Court Farm, Hunton Road, Marden - 20/505751/EIFUL**  
 Erection of a new free range egg farm consisting of 2 no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works.  
 To receive an update.  
 Cllr Summersgill provided an update:  
 The application was due to be considered by MBC Planning Committee two weeks ago, but the Head of Planning tried to remove it from the agenda the day before the meeting as some issues still needed to be sorted out. As it was already on the agenda it could not be removed but a motion to withdraw it was voted 7:5. Since then, a KCC ecologist has said that more work is required, and Natural England have submitted a four-page objection to say that it needs completely remodelling with best and worst cases. This backs up the Parish Council's stance that there is not enough data. It could be another six months before it is referred to MBC Planning Committee. The Chainhurst action group have asked borough councillors to obtain an explanation from the Head of Planning as to why a new application does not need to be submitted following the reduction from three to two hen houses.

## 6. PLANNING ENFORCEMENT

### 6.1 Update

The Linton Growing application at Item 5.2 includes a concrete bay. Cllr Summersgill noticed they were laying the bay before the application has been considered. After contacting MBC Planning, Planning Enforcement are now looking into it. They have visited the site but are unable to form an opinion yet. The Clerk will obtain an update from Planning Enforcement about the Little Clock House case. Cllr Summersgill suggested that a representative from Planning Enforcement could be asked to attend a future meeting.

### 6.2 Reporting to Planning Enforcement

Annex to Barnside, East Street – MBC Planning was contacted to ask their opinion about a new driveway, entrance and post box for the Annex within the confines of the property (no change to access to the highway), but they advised that Planning Enforcement would need to be contacted. Members **Agreed** that Planning Enforcement should be contacted to ask whether planning permission is required.

ACTION: CLERK

Thatched Cottage, East Street – MBC Planning was contacted for an opinion on a garden office built on agricultural land but again advised that Planning Enforcement are contacted. Members **Agreed** that Planning Enforcement should be contacted to ask whether the building would require planning permission and whether change of use is required from agricultural to residential land.

ACTION: CLERK

The Elms Hopper Huts, Redwall Lane – Condition 5 of planning application 22/505392/FULL has expired. Members **Agreed** that Planning Enforcement should be contacted as Condition 5 has not been adhered to.

ACTION: CLERK

## 7. REPORTED PLANNING DECISIONS

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

### 7.1 The White House, Heath Road, West Farleigh - 23/504904/FULL

Demolition of existing public house, petanque facilities and pistes, removal of lawful residential mobile home, creation of 2(no) new petanque pistes, and erection of associated clubhouse with cafe. Erection of 1(no) detached 4-bedroom dwelling, car barn, and 4(no) 2-bedroom holiday lodges. Amendments to existing access with associated landscaping, infrastructure, parking, and minor public right of way diversion. Parish Council recommendation: Approve.

Maidstone Borough Council decision: Permitted.

### 7.2 2 West Street - 23/505500/FULL

Insertion of dormer in rear catslide roof slope and alterations to bedroom window on first floor rear side extension.

Parish Council recommendation: No comment.

Maidstone Borough Council decision: Withdrawn.

## 8. PAYMENTS

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

Kent County Council – Kerbing on West Street	£3,712.70
Silva Arboriculture Limited – Visual tree inspection	£445.00
Hood’s Tree Services Limited – Remedial tree work	£600.00
Robert Cox - Maintenance of permissive footpath hedge and verges	£510.00

**There being no further planning matters to be discussed, the meeting closed at 8:34pm.**