

## HUNTON PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 7<sup>TH</sup> JULY 2025 AT 7:30PM AT HUNTON VILLAGE HALL

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

**IN ATTENDANCE:** No one.

**1. APOLOGIES**

Apologies for absence were received and accepted from Cllrs M Summersgill and S Webb.  
Apologies were also received from Borough Cllr G Couch.

**2. FILMING, RECORDING AND PHOTOGRAPHING**

There were no members of the public present 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 1<sup>ST</sup> APRIL 2025**

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 APPLICATION**

**5.1 Park House And Lughorse Cottage, Lughorse Lane - 25/502370/FULL**

Proposed separation of Park House Farm and Lughorse Cottage by demolishing part of the east end and building a new gable wall to Park House and the erection of a two-storey rear extension to Lughorse Cottage.

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 Dwelling Beech Farm, Shingle Barn Lane, West Farleigh - 25/501483/FULL**

Replacement of existing dwelling with 1no. detached selfbuild four bedroom chalet bungalow.

Parish Council recommendation: Do not wish to comment.

Maidstone Borough Council decision: Permitted.

**6.2 Riverside House, West Street - 25/500708/FULL**

Change of use of section of agricultural field to residential garden and erection of a single storey garden room (Retrospective).

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

- The retrospective planning application seeks change of use from agricultural to residential land to build a garden room, which has already been built on the agricultural land. The Parish Council's primary concern is the change of use of agricultural land; the building of a garden room is not a good enough reason to convert to residential land. The Parish Council has recommended refusal of a number of planning applications in the past, which were seeking to change from agricultural to residential use. Maidstone Borough Council has been consistent in refusing these applications.

- Despite being a retrospective application, the existing site plan does not reflect that the proposed building is already in situ.
- The building which has already been constructed does not match the design submitted; the design has not been followed in reality. The building is greater in height than the design and of a different construction.

The Parish Council has previously submitted a report to Planning Enforcement about the building.  
Maidstone Borough Council decision: Permitted.

## 7. **TREE SURGERY**

Silva Arboriculture carried out the Visual Tree Assessment (VTA) on 2<sup>nd</sup> May 2025. The report identified three trees on the playing field and four trees on the Clapper Green site which need attention. The Tree Warden has attended to two of the trees. A quotation of £3,540 plus VAT has been received from Hood's Tree Services to pollard a Poplar tree on the playing field and fell Crack Willow trees on the Clapper Green site (which requires traffic lights on the highway).

Members **Noted** the contents of the VTA.

Members **Agreed** that the quotation from Hood's Tree Services should be accepted.      ACTION: CLERK

## 8. **PAYMENTS**

After discussion about the benefit of the annual membership of CPRE, 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 – Installation of showers and necessary upgrade of electrics in Football Club changing rooms	£3,528.00
CPRE – Annual membership subscription	£36.00

**There being no further planning matters to be discussed, the meeting closed at 7:55pm.**