

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 7TH NOVEMBER 2022 AT 7:30PM AT HUNTON VILLAGE HALL

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

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

OPEN SESSION:

The applicant for the Burford Farm planning application (Item 5.1) wished to provide some background to the application and answer any questions. Linton Growing was set up three years ago to provide the fruiting locations for Clock House Farm, for strawberries, raspberries and blackberries. The application is for eight mobile homes. Under agricultural permitted development rights, mobile homes can be located on the site for the season, but this application is to store the homes on the site out of season (between October and February) so they do not have to be transported to and from the site. The homes will be empty over the winter. The application also seeks permission for a sewage treatment unit for practicality.

A neighbour to the site and parish councillors asked the following questions:

- *Neighbours to the site think there will be people living there in winter.* No. The mobile homes will only be occupied from March to September; they will be empty in winter. There will be up to 45 people residing on the site in the growing season. No one has lived on the site yet; the workers are currently located at Clock House Farm. Due to plant health risk, it is preferable to locate the workers on the propagation site where they remain for the season.
- *What happens on the site in the winter?* Plant packing takes place – a smaller team is bussed in.
- *Why will the homes not be occupied in the winter?* As only plant packing takes place, the workers can be accommodated elsewhere.
- *Where does the treatment plant discharge to?* It is a long, tubular plant with three chambers. The air provides bacteria to break the waste down.
- *Will there be bin collections?* Waste is taken away weekly and recycling is also done.
- *What is the transport route?* Cannot see it on the permitted development approval. The main access would be used.
- *A new gate has been installed and spray painted.* This is not related to Linton Growing.
- *There are concerns about light pollution and added danger on the road with more people. What are you doing to mitigate this?* There will be low level bulkhead lighting outside each caravan. The workforce is seasonal, mainly from abroad. It sounds like there will be a lot of people but it is not families that are being accommodated. Most do not have vehicles.
- *Will the accommodation be fully occupied in summer?* To varying levels.
- *What facilities will there be, for example a dayroom?* The mobile homes all have individual kitchens, showers, etc so no communal area is required.

1. APOLOGIES

Apologies have been received from County/Borough Cllr S Webb and Borough Cllr L Parfitt-Reid.

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 24TH AUGUST 2022

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

The following application was considered, and recommendation made:

5.1 Burford Farm, Redwall Lane, Linton - 22/504667/FULL

Change of use of land for the storage in situ of eight mobile homes for seasonal agricultural workers including landscaping and the engineering operations required to provide a sewage treatment unit.

Parish Council recommendation: No objection, but have the following comments:

- There is a mismatch between the documents as to how foul sewage will be disposed of. The Proposed Block Plan shows a septic tank located on the site, whereas the application form states that foul sewage will be disposed of by package treatment plant - clarification is required.
- The Proposed Block Plan shows new hedging on the site - this should be included on the application form.
- The plans do not show how the site will be accessed - this needs to be clarified. The Parish Council would not want to see an additional access created.
- The accommodation is 20m away from a stream but it is close to a pond which could be of ecological interest - consideration needs to be given to the ecological impact.
- Consideration needs to be given to the lighting to minimise light pollution.
- The Parish Council would like reassurance that the mobile homes will not be occupied in the winter months.

6. REPORTED PLANNING DECISIONS

Members **Noted** the following planning decisions, made by Maidstone Borough Council since the last Full Council meeting:

6.1 Burford Farm, Redwall Lane, Linton – 21/504236/FULL

Redevelopment of buildings on site (including Grain Store, Implement Store, Granary and Threshing Barn) and erection of 6(no) dwellings including associated works and parking. Revised details: amended plans and change of description.

Parish Council recommendation: No objection.

Maidstone Borough Council decision: Refused.

6.2 The Grove, Grove Lane - 22/502760/NMAMD

Non-material amendment application in relation to planning permission 20/503724/FULL - Minor amendments to the external elevations in the form of windows, whereby the window to the garden room on the courtyard side has been omitted and the windows to the rooms to be used as the shower room and toilet have been amended.

Parish Council recommendation: No objection.

Maidstone Borough Council decision: Permitted.

6.3 The Roundels, East Street - 22/503354/FULL

Installation of 10kWp solar PV system.

Parish Council recommendation: No objection, but query whether it is agricultural land and, if so, whether solar systems can be installed on agricultural land.

Maidstone Borough Council decision: Permitted.

7. PAYMENTS

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

Q-Tec Solutions Ltd – Annual maintenance of CCTV system	£310.14
VCS Websites – Web hosting	£100.00
Robert Cox – Maintenance of permissive footpath and hedge	£500.00
KCPFA – Annual membership subscription	£20.00
Npower – Streetlight electricity	£18.46

There being no further planning matters to be discussed, the meeting closed at 8:21pm.