

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 8TH DECEMBER 2025 AT 7:30PM AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: Five members of the public were in attendance. One left after the Open Session; the remainder attended until Item 6.

OPEN SESSION:

A resident asked about the planning application at Item 5.2 on the agenda, in terms of plans for development of the site. Cllr Heaton advised that this application is for the first part of the process - the construction of reservoirs and attenuation basins. Clock House Farm would like the construction to be carried out under permitted development (a planning application is not required). The second part of the process, a planning application for polytunnels, is likely to happen in January 2026. Although all the land has been cleared, polytunnels will not cover the whole area. Several councillors have met with Clock House Farm and seen the site plan. Cllr Heaton has a letter from Clock House Farm for residents, inviting them to a meeting on 12th December, when they will go through their plans with them.

Cllr Summersgill advised that he cannot comment on the application at Item 5.2 as he is a borough councillor on the Maidstone Borough Council (MBC) Planning Committee, but he has asked MBC Planning for clarification about the first stage (permitted development) as the parish Flood Warden and will be submitting a response to the application in relation to potential flooding concerns.

1. APOLOGIES

Apologies for absence were received and accepted from Cllr S Banks.
Apologies had also been received from Borough Cllr G Couch.

2. FILMING, RECORDING AND PHOTOGRAPHING

The members of the public did not wish to film, record or photograph the meeting.

3. COUNCILLOR DECLARATIONS

3.1 Declaration of Interests

As Cllr Summersgill is a borough councillor on the MBC Planning Committee, he declared that he would not comment on the planning applications under Item 5.

As Cllr Heaton lives in close proximity to the site to be discussed at Item 5.2, he declared that he would not vote.

3.2 Dispensations

There were no requests for dispensations.

4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13TH OCTOBER 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 APPLICATIONS

5.1 Biston Manor, Shingle Barn Lane, West Farleigh - 25/504297/LBC

Listed Building Consent for the repainting of existing windows and cills and external cladding with a like-for-like colour and finish, and repair works to single window with associated preparatory works (works completed).

Parish Council recommendation: The Parish Council has no issues with the completed works on Biston Manor. However, it objects on the grounds that the application is misleading, as the office building (which has UPVC windows) has not been included within the red line on the site plan, and queries whether it should fall within the curtilage of Biston Manor. The Parish Council does not request that the application is reported to MBC Planning Committee.

Members **Agreed** that the building with UPVC windows, not included within the red line, should be reported to MBC Planning Enforcement. ACTION: CLERK

5.2 **Buston Manor, Shingle Barn Lane, West Farleigh - 25/504741/AGRIC**

Prior notification for two farm reservoirs, three attenuation basins and associated land drainage infrastructure. For its prior approval to: - Siting, design and external appearance.

Parish Council recommendation: The Parish is concerned about the potential for flooding due to the substantial excavations and changes to drainage proposed. The application does not contain justification for the location and size of the reservoirs and attenuation ponds. The Parish Council objects to the works proceeding as permitted development and believes a planning application should be submitted to provide calculations to support the proposed siting and capacity of the reservoirs and attenuation ponds. The Parish Council does not request that the application is reported to MBC Planning Committee.

6. **REPORTED PLANNING DECISIONS**

The following planning decision has been made by Maidstone Borough Council since the last Full Council meeting:

6.1 **The Grange, East Street - 25/503999/FULL**

Section 73 - Application for minor material amendment to approved plans condition 2 (to allow change of rear single storey flat roof to pitched roof, and addition of carport to the side elevation) pursuant to 25/500841/FULL for - Erection of single storey side and rear extensions with part two storey rear extension and 1no. roof light. Erection of new chimney breast.

Parish Council recommendation: Do not wish to comment.

Maidstone Borough Council decision: Permitted.

7. **PLANNING ENFORCEMENT**

Cllr Summersgill reported on two cases:

Building behind Clock House Farm, East Street – The building was erected two months ago. It was reported to MBC Planning Enforcement, who visited the site. The landowners sought pre-application advice from MBC Planning, which received positive feedback. It is likely that a retrospective planning application will be submitted.

Building in a field with access past Bull Oast, East Street – Reported to MBC Planning Enforcement, who flew a drone to look at the building. No further update has been received.

8. **ROADS AND DRAINAGE ISSUES**

Cllr Summersgill reported on the following:

- Double yellow lines on West Street near the access to The Square (on the Highways Improvement Plan) – Pre-consultation engagement is required with residents. A letter will need to be sent to residents of The Square, Hunton Village Club, Hunton CEP School and British Telecom. Cllr Summersgill will compile a draft letter for parish councillors to approve. If there are less than five objections to the scheme, the Kent County Council (KCC) design team will be engaged.
- A notice has been posted outside the school to make the zigzags enforceable; they were not enforceable previously.
- A resident at Hilltop has put forward a proposal for a permissive footpath on Tregothnan Estate land, which is leased by Clock House Farm. Cllr Heaton advised that it may be possible for the Parish Council to work with Clock House Farm on this, but it is ultimately the decision of the landowner. Cllr Summersgill will respond to the resident. ACTION: CLLR SUMMERSGILL
- A resident has reported the ‘dip’ in East Street, between the junction with Hunton Hill and the turn off to Amsbury Farm, to KCC many times. The drains become blocked and create a large puddle in the road, but KCC will not carry out regular planned maintenance, so he has asked for assistance from the Parish Council. Members **Agreed** that Cllr Summersgill should contact County Cllr Robert Ford. Cllr Stanbridge suggested that flooding signs would be useful for that stretch of road. ACTION: CLLR SUMMERSGILL
- Drainage issues further along East Street, near the junction with Redwall Lane, have been reported to KCC Highways. This has been reported several times; the response is that the work is on the maintenance schedule.

Cllr Heaton noted that blocked drains are also an issue on West Street near Scotts Farm.

9. MAIDSTONE BOROUGH COUNCIL - MAIDSTONE GYPSY, TRAVELLER AND TRAVELING SHOWPEOPLE DEVELOPMENT PLAN DOCUMENT – PREFERRED POLICIES AND POTENTIAL SITES (REGULATION 18C) CONSULTATION

Members **Agreed** to the following response to the consultation:

On the map which shows existing sites and allocations, it appears to show two sites in Hunton which should not be classed as gypsy and traveller sites:

- North Folly Road/Foremans Barn Lane junction. A caravan was located here at one time, which was allowed when the residents of the caravan worked for the landowner. However, the caravan was removed when the residents died and the landowner has not permitted anyone further to live in a caravan on the land, so it should not be shown as a gypsy and traveller site.
- Little Clock House, George Street. The planning history of the site will be provided but, in brief, it was only ever supposed to be a temporary site for Mr John and Mrs Olive Lee, for as long as they remained on the site. John Lee has died and Olive Lee has not lived on the site for many years, so this should no longer be classed as a gypsy and traveller site.

The Parish Council requests that these two sites are removed as gypsy and traveller sites.

ACTION: CLERK

Members **Agreed** that the Clerk should follow up with MBC Planning Enforcement regarding the Little Clock House enforcement case.

ACTION: CLERK

10. PAYMENTS

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

KCPFA – Annual membership subscription	£20.00
Hunton Village Club – Chairman’s Allowance – Drinks for Christmas event	£184.15
David Heaton – Container lock and keys	£18.00
Sharon Goodwin – Chairman’s Allowance – Food for Christmas event	£25.45

There being no further planning matters to be discussed, the meeting closed at 8:55pm.