

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD ON MONDAY 15TH OCTOBER 2012 AT HUNTON VILLAGE HALL

PRESENT: Cllr R Sawtell in the Chair, Cllrs G Thomas, R Porter, L Leonard, D Heaton, T Stanbridge and Mrs S Goodwin, Clerk.

IN ATTENDANCE: Four members of the public were in attendance until Item 5.

In the open session prior to the start of the meeting several parishioners spoke about the decision by Maidstone Borough Council (MBC) to approve The Chances (Plot 9), Land at Lughorse Lane application at MBC Planning Committee. The reasons given for approving the application were that the extra caravan on the site does not significantly add to the damage on the site and the site does not affect the landscape too much as it is at the edge of the field. However, the Committee did say that if planning conditions are being broken by the applicants these should be reported to MBC Planning Enforcement. A parishioner stated that the MBC decision to approve the application goes against the recommendation of The Planning Inspectorate. Members agreed with this and thought it would be worthwhile writing to The Planning Inspectorate after speaking with a KALC advisor to establish the legal position in terms of the alignment between The Planning Inspectorate and the Borough Council.

1. APOLOGIES

Apologies for absence were received and accepted from Cllr S Wyles.

2. COUNCILLOR DECLARATIONS

There were no declarations of lobbying, disclosable pecuniary interests or other significant interests.

3. MINUTES OF THE PLANNING MEETING HELD ON 20TH AUGUST 2012

The Minutes of the meeting had been previously distributed and were **Agreed** to be an accurate record. The Chairman of the meeting signed off the official copy.

4. PLANNING APPLICATIONS

The following application was considered and recommendation made:

4.1 Plot 5 Land at, Lughorse Lane – MA/12/1503

Change of use of land to provide two plots for gypsy travellers, including the stationing of two mobile homes, two touring caravans and two dayrooms.

This application has been submitted despite refusal of a previous application for the same site by MBC and subsequent dismissal by The Planning Inspectorate of the applicants' appeal against that decision. Members considered that there has not been a significant change between the old and new applications and that the points raised in The Planning Inspectorate appeal decision letter remain equally valid for application MA/12/1503. In particular, for the following reasons:

- the proposed development is urban in nature and would be a completely obtrusive and alien feature in the surrounding countryside, causing significant

harm to the character and appearance of the countryside and Special Landscape Area;

- there is a public right of way which actually crosses the site. The development would result in users of the footpath having to walk through the development, which would substantially reduce users' enjoyment of the rural area and most likely put many people off using this public right of way;
- the applicants have stated that they will plant on the plot boundaries to conceal the site from the wider area. However, planting around a strip of land in the middle of a field would look completely out of keeping with the surrounding countryside. The fact that this development is in the middle of the field means that it will look completely out of place, whether there is planting around the plot or not;
- the applicants have no particular associations with Hunton or the immediate area, the only association is that the applicants have bought Plot 5. However, at the time when the applicants purchased the land, there was (and still is) a Maidstone Borough Council enforcement notice in place on the field in which Plot 5 is located to prevent development and change of land use. This land should not be developed;
- there are no shops in Hunton and very few amenities. The nearest shops and services require a six mile round trip to Coxheath. In addition, Hunton Primary School is full, with a waiting list. The circumstances of the applicants do not provide strong reasons for needing to reside on this particular site. As well as the lack of services in the village, the applicants do not presently occupy the site, so the direct result of refusing the application would not be that the applicants become homeless.

Parish Council recommendation: Wish to see the application refused and request the application is reported to the Planning Committee.

Cllr Thomas suggested that a copy of the response to MBC is sent to Borough Cllr Tony Harwood and that he should be asked to come and talk to the Parish Council.

5. REPORTED DECISIONS

The following decisions received from Maidstone Borough Council were **Noted**:

5.1 Barn on Land at Oast House Cottage, Barn Hill – MA/12/0397

Amendments to planning permission MA/98/0032 (conversion of barn to a single dwelling) being installation of two conservation roof lights to eastern elevation and alterations to internal layout.

Parish Council recommendation: Do not wish to object/comment.

Maidstone Borough Council decision: Granted planning permission.

5.2 Barn on Land at Oast House Cottage, Barn Hill – MA/12/0398

Amendments to Listed Building Consent MA/97/1737 (Listed Building Consent for conversion of a barn to a single dwelling) being installation of two conservation roof lights to eastern elevation and alterations to internal layout.

Parish Council recommendation: Do not wish to object/comment.

Maidstone Borough Council decision: Granted planning permission.

- 5.3 Gudgeon Oast, West Street – MA/12/0552**
Conversion of and alterations to two existing outbuildings for use as garden room and annex ancillary to Gudgeon Oast and alterations to approved scheme for conversion of Gudgeon Oast to residential (MA/10/1021) being changes to openings, introduction of external steps. Amended plan/additional details/landscaping.
Parish Council recommendation: Do not wish to object/comment.
Maidstone Borough Council decision: Granted planning permission.
- 5.4 The Grove, Grove Lane – MA/12/1306**
Reinstatement of a first floor bay window with roof gable over to south elevation.
Parish Council recommendation: Wish to see the application approved, but do not request the application is reported to Maidstone Borough Council Planning Committee. The Parish Council would like to see this work carried out.
Maidstone Borough Council decision: Granted planning permission.
- 5.5 The Grove, Grove Lane – MA/12/1307**
An application for listed building consent for the reinstatement of a first floor bay window with roof gable over to south elevation.
Parish Council recommendation: Wish to see the application approved, but do not request the application is reported to Maidstone Borough Council Planning Committee.
Maidstone Borough Council decision: Granted planning permission.
- 5.6 Goldings, Elphicks Farm, Water Lane – MA/12/1370**
An application for a new planning permission to replace extant permission MA/09/1009 (Demolition of existing garage and erection of a garage/workshop with first floor storage area) in order to extend the time limit for implementation.
Parish Council recommendation: Wish to see the application refused, based on the objections to the previous application, but do not request the application is reported to the Maidstone Borough Council Planning Committee.
Maidstone Borough Council decision: Granted planning permission.

There being no further planning matters to be discussed the meeting closed at 9:10pm.