

HUNTON PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD ON MONDAY 4TH MARCH 2013 AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: There were 16 members of the public in attendance, of which 12 left after the open session. Borough Cllr D Collins was in attendance.

OPEN SESSION:

In the open session prior to the start of the meeting a number of parishioners voiced their objections to planning application MA/12/0152, Little Clock House, George Street to be discussed at Item 4.2.

The objections to the application included the following:

- The present occupancy by the applicant is temporary and it is important that it remains temporary;
- Seven out of twelve surrounding properties are Grade II listed, Stonewall Farmhouse is Grade II* listed. There are many errors in the agent's documents and they do not reflect that the site is in the middle of a residential area;
- The applicant's grandchildren, who would move on to the site if planning permission is granted, do not have gypsy status, having integrated into the community. Travelling for twelve months does not imply gypsy status;
- A commercial business is being run from the site;
- There is no screening, a brick wall has been put up and the floodlighting is harsh;
- Approval of the application will result in increased traffic. The Wilsons' Yard site in George Street had two planning applications turned down as building in that area would be detrimental and would increase the cars on the street. This sets a precedent and is no different to putting extra caravans on the Little Clock House site with extra vehicles.

The Chairman advised those parishioners with objections to write to the MBC Case Officer stating their objections precisely. The overall effect on the community is very important, particularly where listed buildings are concerned. Errors in the applicant's documentation should also be pointed out. The Case Officer is looking into the personal circumstances of the applicant's grandchildren.

The Chairman also advised the parishioners to write to the MBC Conservation Officer with their concerns about the effect on the surrounding buildings. The Chairman explained the process of going to MBC Planning Committee and emphasised the importance of attending this meeting to put views across. One person can speak for three minutes on behalf of all objectors to provide a concise case of objection, as well as a representative from the Parish Council and the Borough Councillors.

Borough Cllr Collins advised that detailing valid points in objection letters will hold a lot of weight and also advised the parishioners to lobby the borough councillors on the MBC Planning Committee, writing individually with short, concise letters. MBC looks at each case individually, basing the recommendation on planning policy. Issues which relate to breaches of planning conditions will not be considered in determining the application, parishioners should object on items pertinent to the case. Any breaches of planning conditions need to be reported to the Enforcement Officer at MBC, Peter Hockney.

Several parishioners made comments regarding MA/13/0170, The Woodyard, East Street to be discussed at Item 4.1. The feeling was that they would prefer to see the site cleared completely, but permitting one dwelling may be the best option. The Chairman advised that the Case Officer was of a mind to refuse the application, but was unsure why, although it could be that MBC Planning would like to retain industrial use of the site before considering its use for housing. The parishioners were advised to let MBC Planning know that the site has been empty for seven years and it is unlikely an industrial use will be found.

1. APOLOGIES

Apologies for absence were received and accepted from Cllr R Porter and Borough Cllr J Wilson.

2. COUNCILLOR DECLARATIONS

2.1 Declaration of Interests

The Chairman has received ten letters from residents concerning Item 4.2. These letters have been circulated to all Members.

2.2 Dispensations

There were no requests for dispensations.

3. MINUTES OF THE PLANNING MEETING HELD ON 28TH JANUARY 2013

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 APPLICATION

The following applications were considered and recommendations made:

4.1 The Woodyard, East Street – MA/13/0170

Demolition of existing buildings and redevelopment to provide one dwelling and detached garage.

Parish Council recommendation: Approve and request the application is reported to MBC Planning Committee if the Case Officer disagrees with the Parish Council recommendation.

4.2 Little Clock House, George Street – MA/12/0152

Change of use of land to provide an extension of existing caravan site to accommodate three additional gypsy families in three mobile homes. Additional details received. Members agreed that the additional details provided by MBC do not affect the recommendation made by the Parish Council a year ago. Members are particularly concerned about the effect of the proposed development on the surrounding listed buildings and asked the Clerk to also write to the Conservation Officer at MBC about those concerns.

Parish Council recommendation: Refuse and request the application is reported to MBC Planning Committee.

5. REPORTED PLANNING DECISIONS

No decisions have been received from Maidstone Borough Council.

There being no further planning matters to be discussed the meeting closed at 9:25pm.