

## **HUNTON PARISH COUNCIL**

### **MINUTES OF THE PLANNING MEETING HELD ON MONDAY 23<sup>RD</sup> SEPTEMBER 2013 AT HUNTON VILLAGE HALL**

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

**IN ATTENDANCE:** Two members of the public were in attendance until the end of the open session.

#### **OPEN SESSION:**

In the open session, prior to the start of the meeting, the owner of The Beast House, West Street, explained the application to be discussed at item 4.1.

The property was purchased by the owner in 2008, following which several requests for planning permission had been made. At no time was any reference made to flood risk by Maidstone Borough Council (MBC) and there had been no comments from the Environment Agency (EA) regarding flooding. When the third application was made, MBC had carried out a major study of flooding and the Case Officer considered the property to be in a serious flood risk zone. The EA had also done some work and stated that The Beast House is likely to be flooded on a regular basis. When the application went to appeal, the Appeal Inspector said that the property was of local landscape character and should be kept, and the site is in a reasonably sustainable location.

Once planning permission was obtained for live/work premises, the flood risk was considered in more detail. The worst scenario would be flooding every five years, making residential use unsustainable. The EA would support use as an office if the floor levels are raised, but would not support residential use. If a residential property was required it would need to be built on higher land behind The Beast House.

The aim is to raise the floor of The Beast House to satisfy the requirements of the EA for office use and to construct a new building which ties in with the existing development line, ie a small, long, low building of high quality. The MBC Case Officer likes the design and there is no deprivation of light or outlook for the neighbours. The building will meet the criteria of level 4 of the Code for Sustainable Homes and all vegetation will be kept, where possible.

*The meeting was adjourned to allow Chris Wheal of the Kent Fire & Rescue Service to speak about rural fire safety. This item is on the agenda for the Extraordinary Meeting, which follows on from the Planning Meeting, and has been documented in the minutes to that meeting.*

#### **1. APOLOGIES**

Apologies for absence were received and accepted from Cllr S Wyles, Cllr T Stanbridge and Borough Cllr J Wilson.

#### **2. COUNCILLOR DECLARATIONS**

##### **2.1 Declaration of Interests**

There were no councillor declarations.

##### **2.2 Dispensations**

There were no requests for dispensations.

#### **3. MINUTES OF THE PLANNING MEETINGS HELD ON 20<sup>TH</sup> MAY AND 22<sup>ND</sup> JULY 2013**

The minutes of both meetings had been previously distributed and were agreed to be an accurate record. Cllr Thomas had acted as Chairman at the meeting on 20<sup>th</sup> May and

signed the official copy of the minutes. Cllr Sawtell signed the official copy of the minutes from the meeting on 22<sup>nd</sup> July.

**4. PLANNING APPLICATIONS**

The following application was considered and recommendation made:

**4.1 The Beast House, West Street – MA/13/1494**

Erection of a single dwelling and conversion of part of existing building to B1 office use and part domestic storage to create a live/work premises.

Parish Council recommendation: Approve, and request the application is reported to MBC Planning Committee should the Case Officer wish to refuse the application.

**5. REPORTED PLANNING DECISIONS**

The following decision received from Maidstone Borough Council was **Noted**:

**5.1 Little Clock House, George Street – MA/12/0152**

An application to remove conditions 1 and 2 and vary conditions 3 and 4 of appeal decision dated 29<sup>th</sup> November 1995 in order to allow permanent unrestricted occupancy by gypsies and travellers and allow the stationing of five caravans (including one tourer) and the parking of four commercial vehicles.

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

Maidstone Borough Council decision: Refused planning permission.

**There being no further planning matters to be discussed, the meeting closed at 9:30pm.**