

**HUNTON PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD ON TUESDAY 20<sup>TH</sup> OCTOBER 2015 AT 7:30PM**  
**AT HUNTON VILLAGE HALL**

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

**IN ATTENDANCE:** Borough Cllr Webb was in attendance. One member of the public was in attendance until Item 6.

**1. APOLOGIES**

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

**2. FILMING AND RECORDING**

No members of the public expressed a wish to present to film, record or photograph the meeting.

**3. COUNCILLOR DECLARATIONS**

**3.1 Declaration of Interests**

There were no councillor declarations.

**3.2 Dispensations**

There were no requests for dispensations.

**4. MINUTES OF THE PLANNING MEETING HELD ON 7<sup>TH</sup> SEPTEMBER 2015**

The minutes of the meeting had been previously distributed and were agreed to be an accurate record. The Chairman signed the official copy of the minutes.

**5. MAIDSTONE BOROUGH COUNCIL LOCAL PLAN REGULATION 18 CONSULTATION**

Members discussed the consultation document and **Agreed** that the following points should be included in a response to Maidstone Borough Council (MBC):

**General**

- MBC should have allowed 6 weeks, rather than 4 weeks, for responses to be provided in accordance with Town and Country Planning Regulations 2012.
- There is no attribution for the document as the name of the author is not given.

**Policy SP5 – amendments relating to landscape and landscapes of local value**

- Policy SP5 – The Countryside:

Section 1.ii) – This needs better definition.

Section 5 – Many aspects of the Draft Local Plan actually go against this statement.

In general the policy is poorly defined, potentially creating many loopholes.

**3. Proposed new housing site allocations**

- The Parish Council is concerned at the proposal to build 173 new houses in Boughton Monchelsea – H1(62); H1(63); H1(70); H1(71); H1(76). Together with the additional 55 houses proposed in Coxheath under H1(75) this will put pressure on the infrastructure and likely increase the traffic through Hunton and the B2163.
- An Integrated Transport Strategy is critical for the proposals in the Draft Local Plan and yet there is no mention of a strategy at all in the Plan. The proposed housing programme will substantially increase the congestion on many of the roads in

Maidstone and the surrounding areas, which are already congested, unless a suitable transport strategy is put in place to mitigate the problem.

- The 2015 Consultation does not mention the total number of homes planned by Maidstone Borough Council which is currently 18,560. The Parish Council considers this housing number to be far too high as no allowance has been made for windfall sites or the constraints imposed by the existing infrastructure.

#### **6. *Proposed new employment site allocation***

- The proposed use of land at Woodcut Farm as a business park is totally unsuitable. There is no case for the business park and no figures to back it up. KIG was refused on environmental grounds at the same site. It is contrary to many requirements of the NPPF. The site is adjacent to the Area of Outstanding Natural Beauty, surely MBC should be against development in this area?

#### **13. *Sustainability appraisal***

- The Chances, Lughorse Lane, Hunton was earmarked for 4 permanent pitches in the Maidstone Borough Local Plan Regulation 18 Consultation 2014 under Policy GT1 – Gypsy and Traveller Allocations. However, The Chances is not included in any of the tables under section 4.2 - Gypsy and Traveller site options of the 2015 Consultation. It is therefore not clear as to whether this site has been withdrawn or is still included. If it has been withdrawn surely this should be clearly stated.
- If The Chances is still included in the Draft Local Plan then the Parish Council has grave concerns. The 2014 Consultation stated that there should be 4 permanent pitches at this site. There is currently temporary consent for only 1 pitch. Appendix D of the 2014 Consultation states that the area of the site is 0.4ha, which at an allocation of 10 pitches per hectare allows for 4 pitches. However, the area of the site has been calculated incorrectly as is in fact only 0.2ha which allows for only 2 pitches. The Parish Council strongly objects to any increase in pitches on this site for the following reasons:
  - The site is, and should remain, a temporary site.
  - The site is in the Greensand Ridge SLA. According to Policy SP5 (2.20) of the 2015 Consultation ‘development proposals within landscapes of local value should, through their siting, scale, mass, materials and design, seek to contribute positively to the conservation and enhancement of the protected landscape. Designated areas include parts of the Greensand Ridge...’ The existing caravans cause significant visual harm, highlighted previously by the Planning Inspectorate. If the site was increased to 4 pitches the impact on the character and appearance of the countryside would be substantial.
  - The site is not sustainable as highlighted in a previous Planning Inspectorate report due to the lack of amenities in the locality.
- MBC needs to review the number of sites needed, and how they are controlled, following the issue of the revised “Planning Policy for Traveller Sites” in August 2015.

## **6. PLANNING APPLICATION**

The following application was considered and recommendation made:

### **6.1 Mansanas, Cheveney Farm, Vicarage Road, Yalding - 15/506111/FULL**

Conversion of existing double garage into family annexe.

Parish Council recommendation: Refuse due to concerns that the proposed conversion is on the other side of the access road from the house and therefore too remote from the house to be considered an annexe and is actually creating an additional dwelling in the countryside.

**7. REPORTED PLANNING DECISIONS**

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

**7.1 3 Brickyard Cottages, Redwall Lane – 15/504578/FULL**

Part retrospective application for Kentish barn style garden store/recreational building.

Parish Council recommendation: No objection.

Maidstone Borough Council recommendation: Granted planning permission.

**7.2 Gudgeon Oast, West Street - 15/506151/FULL**

To close existing vehicular access and to provide a replacement vehicular access.

Parish Council recommendation: No objection.

Maidstone Borough Council recommendation: Granted planning permission.

**There being no further planning matters to be discussed, the meeting closed at 9:35pm.**