

HUNTON PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD ON MONDAY 27TH FEBRUARY 2017 AT 7:30PM
AT HUNTON VILLAGE HALL

PRESENT: Cllr G Thomas in the Chair, Cllrs D Heaton, J Goddard, H Ward and R Lee and Mrs S Goodwin, Clerk.

IN ATTENDANCE: There was no one in attendance.

1. APOLOGIES

Apologies for absence were received and accepted from Cllr A Trought.

2. FILMING AND RECORDING

No members of the public were 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 6TH FEBRUARY 2017

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. PLANNING APPLICATIONS

The following applications were considered and recommendations made:

5.1 5 The Square, Hunton – 17/5000542/FULL

Erection of single storey rear extension and insertion of new rooflight.

Parish Council recommendation: Approve.

5.2 Land South of Vicarage Road, Yalding – 16/508660/FULL

Erection of 75 residential dwellings, together with associated access, parking, drainage and landscaping.

Parish Council recommendation: Refuse, for the reasons below:

The development seeks to place far too many properties on the site, which will result in overdevelopment. It is inappropriate for the developer to build to the limit of the site, shoe-horning as many properties in as possible. There are currently less than 75 houses on Vicarage Road; this development would more than double that number. If there is a need for housing, then the development should be for a much-reduced number.

The local infrastructure is insufficient for a development of this size. Both Yalding and neighbouring Hunton primary schools are at capacity and the road network is totally inadequate. If it is estimated that each house on the development will contain an average of three people, this will result in over 200 extra people living in the village and an increase in over 100 vehicles. The parking allocation is inadequate for the development, which would result in residents parking on Vicarage Road. Vicarage Road is already very busy at times and is totally inadequate for the increase in traffic movements which would occur. It would also increase use of Yalding bridge, which already suffers from

congestion. The bus company which services Yalding has already stated that buses cannot be guaranteed to run to time due to the congestion in Yalding, this development will make this problem even worse. Traffic modelling has not been carried out by the applicant.

As a neighbouring village, Hunton will be affected by the increase in traffic from the development, as many will use Hunton as a route to Maidstone and some families will send their children to school in the village. Hunton already suffers from significant congestion at drop-off and pick-up times outside the school and there is very limited parking for parents who drive to school. If the application is approved, a Section 106 condition should be included in the planning permission to provide traffic calming measures in Hunton.

6. REPORTED PLANNING DECISIONS

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

6.1 The Chances, Lughorse Lane - 16/505113/FULL

Variation of condition 2 of 15/506338 (Permanent siting of one static and one touring caravan for residential use by Romany gypsies) - to replace the touring caravan already permitted on the licence with another static mobile home.

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

Maidstone Borough Council recommendation: Granted planning permission.

6.2 The Chances, Lughorse Lane – 16/505965/FULL

Variation of condition 1 of 15/506338 (Permanent siting of one static and one touring caravan for residential use by Romany gypsies) - to allow extra static home.

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

Maidstone Borough Council recommendation: Granted planning permission.

6.3 The Chances, Lughorse Lane – 16/505347/FULL

Variation of Condition 2 and 8 of planning permission 15/506338/FULL (Permanent siting of one static and one touring caravan for residential use by Romany gypsies) - to permit the stationing of two static caravans and two touring caravans on the land and to vary the site layout to form a third plot.

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

Maidstone Borough Council recommendation: Refused planning permission.

There being no further planning matters to be discussed, the meeting closed at 8:15pm.