

HUNTON PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD ON MONDAY 8TH AUGUST 2017 AT 7:30PM
AT HUNTON VILLAGE HALL

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

IN ATTENDANCE: There were two members of the public in attendance.

1. APOLOGIES

Apologies for absence were received and accepted from Cllrs A Trought and J Goddard.

2. FILMING AND RECORDING

No members of the public expressed a wish 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 27TH 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 Rose Cottage, West Street – 17/503373/FULL

Erection of single storey front extension.

Parish Council recommendation: No objection.

5.2 Bridge House, East Street – 17/503479/FULL

Demolition of existing garage and erection of a larger lean to garage.

Parish Council recommendation: No objection.

6. PLANNING APPEAL

6.1 Wilsons Yard, George Street – 16/506756/FULL

The two parishioners attending the meeting advised that they were writing to object to the applicant's appeal against the refusal of the planning application by MBC. Reasons for the parishioners' objection include:

- five houses on the site is too many;
- it is not a sustainable location for five dwellings;
- George Street has just been repaired and any construction will ruin it;
- the increase in traffic from the development;
- the proposed external lighting will not be in keeping with the existing community.

Cllr Thomas stated that the Parish Council had not objected to the planning application as the site currently has planning permission for industrial/commercial use and residential

use would be far preferable to the site being sold as an industrial site. One of the reasons MBC refused the application was that they would like the site to be used for employment purposes, but it could result in four or five different businesses operating from there. As it is a large site it would be difficult to argue against five houses (reduced from six in the original planning application), but could be considered as another reason MBC refused the application was because the site is in an area of open countryside. KCC Highways are unlikely to state that the number of cars resulting from the proposed development will make an impact on the highways, despite the approval of the Wares Farm planning application.

Members **Agreed** that the Parish Council's response to the planning appeal should state:

- Use of the site for industrial/commercial operation is entirely unsuitable due to its location on George Street, which is very narrow;
- Residential development is a more preferable option for the site than commercial use, but as the site is located in open countryside, the proposed number of houses could be reduced to be more sympathetic with the surrounding countryside. The houses would also be better located slightly further away from Hunton Place. A reduction in the number of dwellings would also allow for more parking on the site as parking is restricted in the current proposal and would not be possible on George Street as it is a single-track road.
- The external lighting should be removed to remain in keeping with the existing community.

7. **REPORTED PLANNING DECISIONS**

No reported planning decisions have been received from Maidstone Borough Council.

8. **COMMUNICATION WITH KENT HIGHWAYS**

KCC Highways originally put in a holding objection to the Wares Farm planning application (ref. 16/508659/FULL), but then withdrew it, subject to conditions:

- Reducing the sharp corner;
- Improving the exit to the A229 from Redwall Lane; and
- Improving the junction at Linton crossroads, using land owned by the applicant.

Members **Agreed** that a letter should be written to KCC Highways expressing disappointment at the response to the planning application as the road improvements should be mandatory prior to construction on the site.

9. **MAIDSTONE BOROUGH LOCAL PLAN**

Cllr Thomas advised that the Planning Inspectorate has issued the final report on the examination of the Maidstone Borough Local Plan. The Inspector has reduced the proposed number of houses in the Borough by 900, otherwise there is little change. The biggest issue is the proposed use of Junction 8 of the M20 for employment use, although this does not affect Hunton specifically.

10. **HUNTON EMERGENCY PLAN**

Members reviewed the draft Hunton Emergency Plan produced by Cllr Heaton. A couple of actions were discussed based on the draft, but Members **Agreed** that an Extraordinary Meeting of the Parish Council should be held in October to go through the Plan in more detail.

11. **TRAFFIC & ROAD SAFETY WORKING PARTY**

Cllr Ward advised that the first meeting of the Traffic & Road Safety Working Party will take place on 7th September at 8pm. The Working Party will consist of Cllrs Ward, Goddard, Stanbridge, Lee and Trought as well as a number of parishioners. A Chairman will be elected at the meeting and terms of reference will be decided.

Cllr Thomas asked if there had been clarification on the closure of Hunton Hill for water main replacement works. Cllr Stanbridge advised that the works on Charlton Lane will now not go ahead, but there will be works on Heath Road. The work on Hunton Hill will take place from November (but could be brought forward) for 16 weeks, with a two-week embargo over Christmas. Cllr Stanbridge has asked the project manager at South East Water for a more defined programme, as 16 weeks seems excessive for the work, but the project manager has yet to receive a programme from Clancy Docwra so dates are still awaited. The project manager has agreed to attend the Parish Council meeting in September. The Clerk will contact him and send a copy of the agenda nearer the time.

There being no further planning matters to be discussed, the meeting closed at 9:05pm.