

PLANNING COMMITTEE MEETING

Date: Thursday 15 December 2022
Time: 6.00 p.m.
Venue: Town Hall, High Street, Maidstone

Membership:

Councillors Brindle, Cox, English, Harwood, Holmes, Kimmance, McKenna, Munford (Vice-Chairman), Perry, Spooner (Chairman), Trzebinski, D Wilkinson and Young

The Chairman will assume that all Members will read the reports before attending the meeting. Officers are asked to assume the same when introducing reports.

AMENDED AGENDA

Page No.

1. Apologies for Absence
2. Notification of Substitute Members
3. Notification of Visiting Members
4. Items withdrawn from the Agenda
5. Date of Adjourned Meeting - Monday 19 December 2022
6. Any business the Chairman regards as urgent including the urgent update report as it relates to matters to be considered at the meeting
7. Disclosures by Members and Officers
8. Disclosures of lobbying
9. To consider whether any items should be taken in private because of the possible disclosure of exempt information.
10. Minutes of the meeting held on 24 November 2022
11. Presentation of Petitions (if any)
12. 22/504747/FULL - Land Rear Of The Taj Of Kent, Church Green, Marden, Kent
13. 22/502176/FULL - School House, Ashford Road, Harrietsham, Maidstone, Kent

Issued on Thursday 8 December 2022

Continued Over/:

Alison Broom

Alison Broom, Chief Executive

14. 22/503920/FULL - The Cornwallis School, Hubbards Lane, Boughton Monchelsea, Maidstone, Kent
15. 22/503699/FULL - 18 Bower Street, Maidstone, Kent
16. 22/503584/FULL - Cherry Tree Farm, Pett Road, Stockbury Kent
17. 22/502738/FULL - Upper Little Boy Court, Boy Court Lane Headcorn, Ashford, Kent
18. 22/503721/FULL - 2 Wierton Corner Cottages, Wierton Hill Boughton Monchelsea, Kent
19. **Appeal Decisions** **101 - 104**

PLEASE NOTE

The order in which items are taken at the meeting may be subject to change.

The public proceedings of the meeting will be broadcast live and recorded for playback on the Maidstone Borough Council website.

For full details of all papers relevant to the reports on the agenda, please refer to the public access pages on the Maidstone Borough Council website. Background documents are available for inspection; please follow this link: <https://pa.midkent.gov.uk/online-applications/>

PUBLIC SPEAKING AND ALTERNATIVE FORMATS

In order to speak at the meeting, please call 01622 602899 or email committee@maidstone.gov.uk by 4 p.m. on Wednesday 14 December 2022. You will need to tell us which agenda item you wish to speak on. Please note that slots will be allocated for each application on a first come, first served basis.

If you require this information in an alternative format please contact us, call 01622 602899 or email committee@maidstone.gov.uk

To find out more about the work of the Committee, please visit www.maidstone.gov.uk

THE MAIDSTONE BOROUGH COUNCIL
PLANNING COMMITTEE – 15th December 2022
APPEAL DECISIONS:

1. 20/505978/P20ZA

Prior Notification for the demolition of existing light industrial/commercial building and erection of a three storey block of 24no. flats, and the operations proposed under paragraph ZA(3) (a) to (j) (see Agents emailed dated 06.01.2021).
For it's prior approval to: Transport and highways impacts of the development - Contamination risks in relation to the new building - Flooding risks in relation to the new building - The design of the new building - The external appearance of the new building - The provision of adequate natural light in all habitable rooms of each new dwellinghouse in or comprising the new building - The impact of the development on the amenity of the new building and of neighbouring premises, including overlooking, privacy and light - Impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses - The impact on business and new residents of the developments introduction of, or increase in residential use in the area in which the development is to take place -The impact of the development on heritage and archaeology - The method of demolition of the old building - The plans for landscaping of the development, including the planting and maintenance of shrubs and trees, and any - Air traffic and defence asset impacts of the development.

APPEAL: DISMISSED

Unit 1 And 2
The Homestead
Gravelly Bottom Road
Kingswood
Kent
ME17 3NU

(Delegated)

2. 19/506182/FULL

Residential development for 421 dwellings with associated access, infrastructure, drainage, open space and landscaping.

APPEAL: ALLOWED

Land West Of Church Road
Otham
Kent
ME15 8SB

(Committee)

3. 21/506207/FULL

Redevelopment of the Former Staplehurst Service Station for retirement living accommodation for older people (sixty years of age and/or partner over fifty five years of age) comprising 27 retirement apartments and 2 retirement cottages including communal facilities, access, car parking and landscaping.

APPEAL: ALLOWED

Staplehurst Service Station
High Street
Staplehurst
Kent
TN12 0BN

(Committee)

4. 11/1948

Part retrospective planning application for the retention of two lakes known as Bridges and Puma and works to create 3 additional lakes all for recreational fishing, erection of clubhouse building and associated works and landscaping.

APPEAL: REFUSED

Monk Lakes
Staplehurst Road
Marden
Maidstone
Kent, TN12 9BU

(Committee)

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5. **20/503651/FULL** Construction of 6no. one bedroom tourist lodges
(Resubmission of 19/500305/FULL).

APPEAL: ALLOWED

River Wood
Chegworth Lane
Harrietsham
Kent

(Committee)

6. **21/502307/OUT** **Outline application with access matters
sought for a residential development.
(Matters of appearance, landscaping,
layout and scale are reserved for future
considerations.)**

APPEAL: Allowed

The Three Ashes
Boxley Road
Walderslade
Chatham
Kent

(Committee)

7. **21/505604/FULL** Outline application with access matters sought
for a residential development. (Matters of
appearance, landscaping, layout and scale are
reserved for future considerations.)

APPEAL: ALLOWED

The Three Ashes
Boxley Road
Walderslade
Chatham
Kent
ME5 9JG

(Committee)

8. 21/504750/FULL

Demolition of existing garage and outbuildings
Erection of a single storey side and a two storey
side and rear extensions. Replacement of
existing roof and windows.

APPEAL: DISMISSED

Three Pines
Gibbs Hill
Nettlestead
Maidstone
Kent

(Delegated)

9. 21/502686/TPOA

TPO application to fell one Norway Spruce.

APPEAL: DISMISSED

12 Regent Drive
Maidstone
Kent
ME15 6DG

(Delegated)
