

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE REMOTE MEETING HELD ON 22 APRIL 2021 ADJOURNED TO 26 APRIL 2021

Present: Councillor English (Chairman) and
26 April Councillors Adkinson, Brindle, Mrs Gooch, Harwood,
2021 Kimmance, Parfitt-Reid, Perry, Powell, Spooner,
Vizzard and Wilby

546. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Eves and Munford.

547. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Mrs Gooch was substituting for Councillor Munford.

548. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

549. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

550. URGENT ITEMS

The Chairman said that, in his opinion, the update report of the Head of Planning and Development and any updates to be included in the Officer presentations should be taken as urgent items as they contained further information relating to the applications to be considered at the meeting.

551. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

552. DISCLOSURES OF LOBBYING

All Members stated that they had been lobbied on the report of the Head of Planning and Development relating to application 20/505808/FULL (Land Adjacent 2 School Lane, Maidstone, Kent).

553. EXEMPT ITEMS

RESOLVED: That the items on the agenda be taken in public as proposed.

554. 20/505808/FULL - SECTION 73 - APPLICATION FOR VARIATION OF CONDITION 2 (MATERIALS) AND MINOR MATERIAL AMENDMENT TO APPROVED PLANS CONDITION 9 (TO ALLOW CHANGES TO MATERIALS AND FENESTRATION, THE ADDITION OF SOLAR PANELS AND REPLACEMENT OF REAR GABLE WITH REAR DORMER) PURSUANT TO 15/506025/FULL FOR NEW ATTACHED SINGLE RESIDENTIAL DEVELOPMENT - LAND ADJACENT 2 SCHOOL LANE, MAIDSTONE, KENT

The Committee considered the report and the urgent update report of the Head of Planning and Development.

The Chairman read out statements on behalf of Ms Goodhew, an objector, and Mr Cox, the applicant.

RESOLVED: That consideration of this application be deferred to:

Negotiate the use of ragstone only for the exterior walls of the whole building;

Add a landscaping condition to secure native species hedgerow planting along the rear and side back garden boundaries;

Add a condition relating to external lighting given the proximity of Mote Park; and

Amend the wording of condition 11 (Biodiversity Enhancements) to remove reference to native species planting and to require integral niches for wildlife (bird, bat and bee bricks) and gaps under fences to allow the movement of wildlife.

Voting: 12 – For 0 – Against 0 – Abstentions

555. 21/500698/FULL - PROPOSED LOFT CONVERSION WITH HIP TO GABLE, REAR DORMER AND FRONT ROOFLIGHT WINDOWS (RE-SUBMISSION TO 20/505849/FULL) - 23 FORGE LANE, HEADCORN, ASHFORD, KENT

The Committee considered the report of the Head of Planning and Development.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report and an additional condition requiring integral niches for wildlife (swift, bat and bee bricks) within the development.
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional condition and to amend any other conditions as a consequence.

Voting: 12 – For 0 – Against 0 – Abstentions

556. 21/500849/NMAMD - NON MATERIAL AMENDMENT RELATING TO PLANNING PERMISSION 20/504860/FULL FOR ALTERATIONS TO THE APPROVED LANDSCAPING SCHEME (CONDITION 18) - MAIDSTONE BOROUGH COUNCIL CAR PARK, CORNER OF UNION STREET, QUEEN ANNE ROAD, MAIDSTONE, KENT

The Committee considered the report of the Head of Planning and Development.

RESOLVED: That permission be granted with the informative set out in the report.

Voting: 12 – For 0 – Against 0 – Abstentions

557. APPEAL DECISIONS

The Committee considered the report of the Head of Planning and Development setting out details of appeal decisions received since the last meeting of the Committee.

RESOLVED: That the report be noted.

Note: Prior to the closure of the meeting, the Chairman thanked Members and Officers for their services and contribution to the work of the Committee over the past two years

558. DURATION OF MEETING

6.00 p.m. to 7.05 p.m.