

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 17 FEBRUARY 2022
ADJOURNED TO 24 FEBRUARY 2022

Present: Councillor Spooner (Chairman) and
24 Councillors Brindle, Coates, Cox, English, Eves,
February Holmes, Munford, Perry, Trzebinski and Young
2022

Also Councillors Hinder and Purle
Present:

227. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Kimmance and M Rose and that Councillor Eves would be late in arriving at the meeting.

228. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Coates was substituting for Councillor M Rose.

229. NOTIFICATION OF VISITING MEMBERS

Councillor Hinder had given notice of his wish to speak on the report of the Head of Planning and Development relating to application 21/506322/FULL (Rose Cottage, Bearsted Road, Weaving, Kent), and attended the meeting remotely.

Councillor Purle had given notice of his wish to speak on the report of the Head of Planning and Development relating to application 21/506183/FULL (Pinelodge Cottage, Somerfield Road, Maidstone, Kent), and attended the meeting remotely.

230. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

231. URGENT ITEMS

There were no update reports or verbal updates on this occasion.

232. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Brindle said that she was a Member of Boxley Parish Council, but she had not taken part in the Parish Council's discussions regarding

application 21/506322/FULL (Rose Cottage, Bearsted Road, Weaving, Maidstone, Kent) and intended to speak vote when it was considered.

233. DISCLOSURES OF LOBBYING

All Members present stated that they had been lobbied on the report of the Head of Planning and Development relating to application 21/505932/FULL (Wares Farm, Redwall Lane, Linton, Kent).

Councillor English stated that he had been lobbied on the report of the Head of Planning and Development relating to application 21/506183/FULL (Pinelodge Cottage, Somerfield Road, Maidstone, Kent).

234. EXEMPT ITEMS

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

235. 21/506322/FULL - ERECTION OF SINGLE STOREY REAR EXTENSION TO BUNGALOW, CONSTRUCTION OF DETACHED SINGLE GARAGE AND ERECTION OF SHED IN BACK GARDEN - ROSE COTTAGE, BEARSTED ROAD, WEAVERING, KENT

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

The Democratic Services Officer read out a statement on behalf of Mr and Mrs Le-Core, the applicants, who were unable to address the meeting remotely due to connectivity issues.

Councillor Hinder (Visiting Member) addressed the meeting remotely.

RESOLVED:

1. That permission be granted subject to the conditions and informative set out in the report, with:

An additional condition specifying that no external lighting shall be installed on the garage or the rear extension without the prior written consent of the Local Planning Authority; and

An additional condition requiring the installation of a minimum of one electric vehicle charging point within the site.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional conditions and to amend any other conditions as a consequence.

Voting: 8 – For 1 – Against 1 – Abstention

236. 21/505932/FULL - RETROSPECTIVE APPLICATION FOR ERECTION OF A TEMPORARY SINGLE STOREY EXTENSION TO EXISTING PACKHOUSE

INCLUDING ACCESS, PARKING AND ASSOCIATED WORKS - WARES FARM, REDWALL LANE, LINTON, KENT

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

Councillor Cresswell of Linton Parish Council and Mr Payne, agent for the applicant, addressed the meeting in person.

RESOLVED:

1. That temporary planning permission be granted subject to the conditions set out in the report, with:

An additional condition requiring the submission, approval and implementation of a colour scheme for the west elevation only of the extension to match the existing buildings;

An additional condition requiring details of the drainage system for the extension, including how it connects to the existing drainage system and any pollution control measures that may be required; and

An informative advising the applicant to discuss with KCC Highways the provision of a bus shelter at the bus stop near to the site having regard to Members' concerns for workers at the site.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional conditions and informative and to amend any other conditions as a consequence.

Voting: 9 – For 0 – Against 0 – Abstentions

Note:

Councillor English left the meeting during consideration of this application. He returned shortly afterwards and did not participate further in the discussion or the voting on the application.

Councillor Eves joined the meeting after consideration of this item. He said that he had no disclosures of interest or of lobbying.

237. 21/506183/FULL - RETROSPECTIVE APPLICATION FOR THE ERECTION OF A SIDE LINK EXTENSION TO GARAGE, CONVERSION OF GARAGE TO GYMNASIUM AND ERECTION OF A SUMMER HOUSE - PINELODGE COTTAGE, SOMERFIELD ROAD, MAIDSTONE, KENT

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

Councillor Purle (Visiting Member) addressed the meeting remotely.

RESOLVED: That consideration of this application be deferred until the next meeting of the Committee so that it can be assessed against the London Road Character Area Assessment SPD which is a material consideration in determining planning applications in the London Road area.

Voting: 11 – For 0 – Against 0 – Abstentions

238. 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. The Development Manager advised the Committee that:

- The applicant was pursuing a judicial review of the Planning Inspector's decision to dismiss the appeal against the Council's refusal of application 18/500016/CHANGE (Tanner Farm Caravan Park, Goudhurst Road, Marden, Kent).
- The Council currently had a 74% success rate at appeal.

RESOLVED: That the report be noted.

239. MR JAMES BAILEY

The Chairman said that this was James Bailey's last meeting of the Planning Committee before taking up a new position elsewhere. He was very sorry to see him go and wished him every success in his new job and future career. Similar sentiments were expressed by other Members of the Committee.

RESOLVED: That the Committee's appreciation of Mr Bailey's services to the Council over the last few years be recorded.

240. DURATION OF MEETING

6.00 p.m. to 7.35 p.m.