

# **MAIDSTONE BOROUGH COUNCIL**

## **PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD ON THURSDAY 18 JANUARY 2024**

#### **Attendees:**

<b>Committee Members:</b>	<b>Councillor Spooner (Chairman) and Councillors Cox, English, Mrs Gooch, Harwood, Jeffery, Kimmance, McKenna, Perry, Riordan, Russell and D Wilkinson</b>
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#### 206. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Holmes.

#### 207. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members present.

#### 208. NOTIFICATION OF VISITING MEMBERS

Councillor Munford was present as Visiting Member for Item 15 – Cliff House, Cliff Hill, Boughton Monchelsea, Maidstone, Kent and Item 16 – Land at Lewis Court, Green Lane, Boughton Monchelsea, Maidstone, Kent.

#### 209. ITEMS WITHDRAWN FROM THE AGENDA

There were no items withdrawn from the agenda.

#### 210. URGENT ITEMS

The Chairman said that he intended to take the verbal updates in the Officer presentations as urgent items as they contained further information relating to the applications to be considered at the meeting.

#### 211. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

#### 212. DISCLOSURES OF LOBBYING

All Members stated that they had been lobbied on Item 16 (23/504867) Land at Lewis Court, Green Lane, Boughton Monchelsea, Maidstone, Kent) except for Councillor Perry.

#### 213. EXEMPT ITEMS

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

214. MINUTES OF THE MEETING HELD ON 14 DECEMBER 2023

**RESOLVED:** That the Minutes of the meeting held on 14 December 2023 be approved as a correct record and signed.

215. PRESENTATION OF PETITIONS

There were no petitions.

216. DEFERRED ITEMS

The Head of Development Management advised the Committee that negotiations were ongoing on the deferred Items.

217. 23/504516/FULL LEEDS AND BROOMFIELD CRICKET CLUB, BURBERRY LANE, LEEDS, MAIDSTONE, KENT, ME17 1RH

The Committee considered the report of the Head of Development Management.

**RESOLVED:**

1. That permission be granted subject to the conditions in the report, and
2. That delegated powers be given to the Head of Development Management to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 12 – For 0 – Against 0 – Abstentions

218. 23/502677/FULL 3 WOODLANDS, BOXLEY, KENT, ME5 9JX

The Committee considered the report of the Head of Development Management.

Councillor Steve Mayes of Boxley Parish Council addressed the meeting.

Mr Ralph Cooley, for the applicant, addressed the meeting.

**RESOLVED:**

1. That permission be granted subject to the conditions set out in the report with:  
  
The strengthening of condition 2 (Landscape) to extend the planting season from October to March.
2. That delegated powers be given to the Head of Development Management to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 12 – For 0 – Against 0 – Abstentions

219. 23/504867/FULL LAND AT LEWIS COURT, GREEN LANE, BOUGHTON MONCHELSEA, MAIDSTONE, KENT, ME17 4LF

The Committee considered the report of the Head of Development Management.

Mr Dan Sumner, an objector, addressed the meeting.

Councillor Stewart Lane of Boughton Monchelsea Parish Council addressed the meeting.

Mr Matthew Blythin, for the applicant, addressed the meeting.

Councillor Munford (Visiting Member) addressed the meeting.

**RESOLVED:**

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

The strengthening of condition 10 (Energy Efficiency) to require the installation of air source heat pumps into each dwelling.

An additional condition to require the submission and approval of a construction management plan prior to the commencement of development.

2. That delegated powers be given to the Head of Development Management to be able to settle or amend any necessary planning conditions and informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting:        8 – For        4 – Against    0 – Abstentions

220. 23/504913/FULL CLIFF HOUSE, CLIFF HILL, BOUGHTON MONCHELSEA, MAIDSTONE, KENT, ME17 4NQ

The Committee considered the report of the Head of Development Management.

Councillor Stewart Lane of Boughton Monchelsea Parish Council addressed the meeting.

Councillor Munford, a Visiting Member, addressed the meeting.

Contrary to the recommendation of the Head of Development Management, the Committee resolved to refuse permission. In making the decision the Committee considered that:

- Contrary to policy DM33 of the Local Plan, the proposal would disturb the open countryside from associated activity and paraphernalia.

**RESOLVED:** That permission be refused and that the Head of Development Management be given delegated powers to finalise the reasons for refusal based on the issues summarised above.

Voting: 11 – For 1 – Against 0 – Abstentions

221. APPEAL DECISIONS

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

In response to a question, the Head of Development Management stated that it would be appropriate for a supplementary planning document to be explored on landscape impact.

**RESOLVED:** That a reference be sent to the Cabinet Member for Planning, Infrastructure and Economic Development on a supplementary planning document on further landscaping conditions on planning applications where landscaping had been previously removed.

222. DURATION OF MEETING

6.00 p.m. to 7.58 p.m.