

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON THURSDAY 14 NOVEMBER 2024

Present:

Committee Members:	Councillor Wilby (Chairman) and Councillors Cleator, Cox, Greenan, Harwood, M Naghi, Riordan, Springett, Summersgill, M Thompson and Trzebinski
---------------------------	--

178. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Jeffery, Spooner, S Thompson and D Wilkinson.

179. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Greenan for Councillor S Thompson
Councillor Springett for Councillor Spooner

180. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

181. ITEMS WITHDRAWN FROM THE AGENDA

23/505534/FULL - LAND NORTH EAST OF THE M20 AND SOUTH EAST OF WATER LANE, THURNHAM, KENT - PROPOSED ENGINEERING OPERATIONS FOR EXCAVATION OF SOILS AND DEPOSITED MATERIALS, AND REGRADING AND RESTORATION OF LAND (RE-SUBMISSION 22/502512/FULL)

The Head of Development Management sought the Committee's agreement to the withdrawal of application 23/505534/FULL from the agenda due to the need for further scrutiny of ecological considerations. It was noted that there was potential for protected species on site and KCC Ecology had been asked to undertake a site visit rather than provide a desk top response.

RESOLVED: That agreement be given to the withdrawal of application 23/505534/FULL from the agenda.

182. URGENT ITEMS

The following update reports of the Head of Development Management were accepted as urgent items as they contained further information relating to matters to be considered at the meeting:

Oral Update – 24/502042/FULL – Jubilee Playing Fields, Headcorn Road, Staplehurst, Tonbridge, Kent

A late consultation response had been received from the Upper Medway Internal Drainage Board questioning the viability of disposing of surface water via infiltration and recommending that ground investigation be carried out to determine the infiltration potential. If this was not feasible, then surface water should be discharged to a watercourse. The Officers proposed to deal with this matter by way of a pre-commencement condition under delegated powers.

Update – Appeals List

The description on the Appeals List under application 23/505120/FULL was incorrect and should read:

Erection of a detached garage and garden store with storage area above (Re-submission of 23/503431/FULL).

183. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Riordan stated that he was a Member of Staplehurst Parish Council. However, he had not participated in the Parish Council’s discussions on application 24/502042/FULL (Jubilee Playing Fields, Headcorn Road, Staplehurst, Tonbridge, Kent) and intended to speak and vote when it was considered.

184. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

15.	24/502042/FULL - Jubilee Playing Fields, Headcorn Road, Staplehurst, Tonbridge, Kent	Councillor Riordan
16.	23/505534/FULL - Land North East of the M20 and South East of Water Lane, Thurnham, Kent	Councillors Harwood and Wilby WITHDRAWN FROM THE AGENDA

185. EXEMPT ITEMS

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

186. MINUTES OF THE MEETING HELD ON 19 SEPTEMBER 2024 ADJOURNED TO 26 SEPTEMBER 2024

RESOLVED: That the Minutes of the meeting held on 19 September 2024 adjourned to 26 September 2024 be approved as a correct record and signed.

187. MINUTES OF THE MEETING HELD ON 17 OCTOBER 2024

RESOLVED: That the Minutes of the meeting held on 17 October 2024 be approved as a correct record and signed.

188. PRESENTATION OF PETITIONS

There were no petitions.

189. 24/502741/FULL - RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF 0.87 HECTARES (2.15 ACRES) OF AGRICULTURAL LAND FOR A DOG WALKING Paddock TOGETHER WITH 1.8 METRES HIGH FENCING, AN AREA OF HARDSTANDING FOR CAR PARKING AND PERMEABLE ACCESS TRACK - LAND AT MANOR FARM, LADDINGFORD, MAIDSTONE, KENT

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

RESOLVED:

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

Voting: 11 – For 0 – Against 0 – Abstentions

190. 24/502749/FULL - PART RETROSPECTIVE ERECTION OF A BUILDING AND ITS USE AS A DOG GROOMING PARLOUR - THREE CHIMNEYS BARN, COLDBRIDGE LANE, GRAFTY GREEN, KENT

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

RESOLVED:

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

Voting: 11 – For 0 – Against 0 – Abstentions

191. 24/502042/FULL - ERECTION OF A CLUB HOUSE WITH DECKING AREA, 1NO. 50 PERSON COVERED SEATING STAND AND 1NO. 50 PERSON COVERED STANDING AREA, INCLUDING REPOSITIONING OF EXISTING 50 PERSON COVERED STANDING AREA AND TICKET BOOTH - JUBILEE PLAYING FIELDS, HEADCORN ROAD, STAPLEHURST, TONBRIDGE, KENT

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

Ms Stonebridge, the applicant, addressed the meeting.

RESOLVED: That subject to:

- A. The prior completion of a legal agreement in such terms as the Head of Legal Partnership may advise to secure the Heads of Terms and the prior payment of S106 monitoring fees as set out in the report; and
- B. The conditions and informatives set out in the report, as amended by the urgent update report, with:

An additional condition requiring the submission and approval of a Travel Plan providing information on how spectators travel to the ground with the onus on encouraging non-car traffic; and

The amendment of condition 6 (Biodiversity Net Gain) to stipulate a rotational cutting regime on the wildflower meadow area with a section to be left fallow each year,

the Head of Development Management be given delegated powers to grant permission and to be able to add, settle or amend any necessary Heads of Terms, planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 11 – For 0 – Against 0 – Abstentions

- 192. 23/505534/FULL - PROPOSED ENGINEERING OPERATIONS FOR EXCAVATION OF SOILS AND DEPOSITED MATERIALS, AND REGRADING AND RESTORATION OF LAND (RE-SUBMISSION 22/502512/FULL) - LAND NORTH EAST OF THE M20 AND SOUTH EAST OF WATER LANE, THURNHAM, KENT

See Minute 181 above.

- 193. APPEALS LIST

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

RESOLVED: That the report be noted.

- 194. DURATION OF MEETING

6.00 p.m. to 6.40 p.m.