

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 1 SEPTEMBER 2011

Present: Councillor Lusty (Chairman) and
Councillors Ash, Collins, Cox, English, Garland,
Harwood, Nelson-Gracie, Newton, Paine, Paterson,
Mrs Robertson and J.A. Wilson

Also Present: Councillor Mrs Grigg

116. APOLOGIES FOR ABSENCE

There were no apologies for absence.

117. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

118. NOTIFICATION OF VISITING MEMBERS

Councillor Mrs Grigg indicated her wish to speak on the report of the Head of Development Management relating to application MA/11/0650.

119. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

120. URGENT ITEMS

Update Report

The Chairman stated that, in his opinion, the update report of the Head of Development Management should be taken as an urgent item because it contained further information relating to matters to be considered at the meeting.

121. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Newton stated that since he had pre-determined application MA/11/1039, he would speak but not vote when it was discussed.

122. EXEMPT ITEMS

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

123. MINUTES OF THE MEETING HELD ON 11 AUGUST 2011

RESOLVED: That the Minutes of the meeting held on 11 August 2011 be approved as a correct record and signed.

124. PRESENTATION OF PETITIONS

There were no petitions.

125. DEFERRED ITEMS

MA/10/1627 - ERECTION OF A NEW DWELLING - LAND OFF BEECHEN BANK, BOXLEY ROAD, WALDESLADE

The Head of Development Management advised the Committee that negotiations were continuing in respect of this application.

126. DRAFT NATIONAL PLANNING POLICY FRAMEWORK

The Head of Development Management advised the Committee that the Government had published a draft National Planning Policy Framework (NPPF) for consultation. In his opinion, the draft NPPF had some weight, but no significant bearing on the applications to be considered at the meeting.

127. MA/11/0650 - DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF FOUR NEW DWELLINGS WITH ASSOCIATED ACCESS AND PARKING - 46 SALTS AVENUE, LOOSE, MAIDSTONE

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

Mr Horner, an objector, Councillor Andrew of Loose Parish Council (against) and Councillor Mrs Grigg (against) addressed the meeting.

RESOLVED: That permission be refused for the reasons set out in the report with the amendment of reason for refusal no.1 as follows:-

The development is considered to be contrary to policies CC1 and CC6 of the South East Plan 2009 and the guidance contained in PPS1 and PPS3 in that, by virtue of the scale, the extent of site coverage and the backland location, the proposed block of semi-detached bungalows (and associated development and paraphernalia) would be a visually jarring element, out of character with the prevailing pattern and grain of development in the area and thus harmful to the visual amenities of the area.

Voting: 12 – For 0 – Against 0 – Abstentions

Note: Councillor Garland entered the meeting after consideration of this application (6.25 p.m.)

128. MA/11/1039 - APPLICATION FOR NEW PLANNING PERMISSION TO REPLACE EXTANT PLANNING PERMISSION IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTING PLANNING PERMISSION MA/08/1275 (ERECTION OF 1 NO. DWELLING) - 26 COTSWOLD GARDENS, DOWNSWOOD, MAIDSTONE

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

Councillor Greenhead of Downswood Parish Council (against) and Mr Cheek, the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report, as amended by the urgent update report, and the additional informative set out in the urgent update report.

Voting: 12 – For 0 – Against 1 – Abstention

129. MA/11/1154 - ERECTION OF A REAR CONSERVATORY, FIRST FLOOR LEAN-TO EXTENSION OVER EXISTING GARAGE, SINGLE STOREY FRONT EXTENSION TO GARAGE, FRONT CANOPY AND EXTENSION TO DRIVE - AMENDED SCHEME TO MA/10/1295 TO INCLUDE GARAGE EXTENSION, FRONT CANOPY AND ADDITIONAL PARKING SPACE - 44 PARK WAY, MAIDSTONE

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

RESOLVED: That permission be granted subject to the conditions set out in the report.

Voting: 12 – For 0 – Against 1 – Abstention

130. APPEAL DECISIONS

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

RESOLVED: That the report be noted.

131. DRAFT NATIONAL PLANNING POLICY FRAMEWORK AND DRAFT NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION

The Committee considered the report and the urgent update report of the Head of Development Management setting out suggested responses to the specific questions set out in the consultation document seeking views on the draft National Planning Policy Framework (NPPF). It was noted that the draft NPPF was intended to bring together all Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The proposed Framework set out the Government's key economic, social and environmental objectives and the

planning policies that would be used to deliver them. It dealt with plan-making and development management. The decision as to the Council's response to the consultation was an Executive one, to be taken by the Leader of the Council, but the Committee could make recommendations to the Leader to consider in his response.

During the ensuing discussion, reference was made to, inter alia, the operational implications of the so-called presumption in favour of sustainable development without a clear definition of what it comprised; the implications for Maidstone of the proposed requirement for local Councils to identify an additional 20% of deliverable sites for housing above the current five year housing supply; and the impact of the proposed changes to the planning system on the Council's Core Strategy.

RESOLVED: That subject to the suggested response to question 16a being amended to read "Disagree" and the removal of the italics in the first sentence of the comment in relation to the supplementary question, the suggested responses and associated comments set out in Appendix One to the urgent update report of the Head of Development Management be agreed and forwarded, together with any further comments received from Members by 6 September 2011, to the Leader of the Council to consider in his response to the consultation on the draft National Planning Policy Framework.

132. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that:-

- A Members' training session on planning enforcement would be held at 6.30 p.m. on Wednesday 7 September 2011.
- He would like to take the opportunity to thank the Officers for organising the river tour to enable Members to view implemented/potential developments along the river bank. The tour had been very successful and well attended.
- He would be attending the Planning Summer School together with Councillors Ash and Mrs Wilson.
- He would also be attending a meeting with Planning Minister Bob Neill and Helen Grant M.P. to discuss planning policy on gypsy/traveller sites. The meeting had been initiated by local people in Staplehurst. The Leader of the Council and the Head of Development Management had also been invited to attend. If Members would like him to raise any particular issues, they should send their comments to the Head of Development Management who would collate them.

133. UPDATE ON MATTERS REFERRED TO THE LEADER OF THE COUNCIL AND THE CABINET MEMBERS FOR ENVIRONMENT/ECONOMIC DEVELOPMENT AND TRANSPORT

Development at Newnham Court

The Head of Development Management submitted details of the response of the Cabinet Member for Economic Development and Transport to the Committee's reference relating to development at Newnham Court. It was noted that the Cabinet Member considered that the way forward in relation to development at junction 7 of the M20 motorway was the production of a Development Brief setting out for the benefit of landowners and potential developers the Council's requirements and expectations to be taken into account when preparing proposals for the land.

134. DURATION OF MEETING

6.00 p.m. to 7.25 p.m.