

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 26 JANUARY 2012

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

Also Present: **Councillors Barned and Sams**

256. APOLOGIES FOR ABSENCE

There were no apologies for absence.

257. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Garland was substituting for Councillor J A Wilson.

258. NOTIFICATION OF VISITING MEMBERS

Councillors Barned and Sams indicated their wish to speak on the report of the Head of Planning relating to application MA/11/0592.

Councillor Sams also indicated his wish to speak on the reports of the Head of Planning relating to applications MA/11/2068 and MA/11/2100.

259. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

260. URGENT ITEMS

Update Report

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

261. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Barned, a Visiting Member, disclosed a personal interest in the report of the Head of Planning relating to application MA/11/0592. He stated that he was employed as a Community Engagement Officer with the Hyde Housing Association which had a potential interest in the proposed development.

Councillors Harwood and Hinder disclosed personal interests in the report of the Head of Planning relating to application MA/11/1965. They stated that they were Members of Boxley Parish Council, but they had not participated in the Parish Council's discussions on the application and intended to speak and vote when it was considered.

With regard to the reports of the Head of Planning relating to applications MA/11/0675 and MA/11/1891, Councillor Paine stated that both he and Councillor Ash were Members of the Local Development Document Task and Finish Panel which had looked at the petition calling upon the Council to help protect the open countryside around Wierton, Chart Sutton, Boughton Monchelsea and the Greensand Way. The Panel had avoided discussing specific planning applications and focussed instead on the spatial planning issues raised.

262. EXEMPT ITEMS

RESOLVED: That the exempt Appendix to the urgent update report of the Head of Planning be considered in public, but the information contained therein should remain private.

263. MINUTES OF THE MEETING HELD ON 12 JANUARY 2012

RESOLVED: That the Minutes of the meeting held on 12 January 2012 be approved as a correct record and signed.

264. PRESENTATION OF PETITIONS

There were no petitions.

265. MA/11/0592 - ERECTION OF 80 DWELLINGS (INCLUDING 40% AFFORDABLE HOMES), AREA OF PUBLIC OPEN SPACE, PROVISION OF CHILDREN'S PLAY AREA AND ASSOCIATED LANDSCAPING, TOGETHER WITH THE PROVISION OF A NEW ACCESS FROM WEST STREET - LAND AT WEST STREET AND HOOK LANE, HARRIETSHAM

All Members stated that they had been lobbied.

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

Mr Brown, an objector, Councillor Morris of Harrietsham Parish Council, Mr Edwards, for the applicant, and Councillors Sams and Barned addressed the meeting.

RESOLVED:

1. That subject to the prior completion of a Section 106 legal agreement in such terms as the Head of Legal Services may advise to secure the following:-

The provision of 40% affordable residential units within the application site of which 11 units shall form part of a local lettings plan to meet the defined local need;

A contribution of £350,000 for Kent County Council to be spent on improvements to Harrietsham Primary School (additional classroom space and teaching facilities);

A contribution of £227 per dwelling for Kent County Council to be spent on improving the library book stock for the local community within the parish of Harrietsham or adjoining parishes;

A contribution of £827 per house and £206 per flat for Kent County Council to be spent on youth services within the parish of Harrietsham or adjoining parishes;

A contribution of £1,201 per dwelling for Kent County Council to be spent on adult social services within the parish of Harrietsham or adjoining parishes;

A contribution of £54,396 for the Primary Care Trust to be spent on improvements to the existing healthcare facilities within the locality;

The provision of two new bus shelters (with real time bus information) within West Street; and

A contribution of £1,500 for the management of the receptor sites for any translocation of wildlife from the application site

the Head of Planning be given delegated powers to grant permission subject to the conditions and informatives set out in the report, as amended by the urgent update report, and the additional condition and informative set out in the urgent update report.

2. That a Member and Officer Delivery Group, including Ward Members and a representative of Harrietsham Parish Council, should be established to monitor satisfactory delivery of all aspects of the construction and development of the approved scheme.

Voting: 13 – For 0 – Against 0 - Abstentions

266. MA/11/2127 - TWO STOREY SIDE EXTENSION AND LOFT CONVERSION WITH FRONT AND REAR DORMERS - 34 DOWNS VIEW ROAD, MAIDSTONE

The Committee considered the report of the Head of Planning.

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

Voting: 13 – For 0 – Against 0 – Abstentions

267. MA/11/0675 - RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF LAND FROM AGRICULTURE TO RESIDENTIAL FOR A GYPSY FAMILY WITH THE STATIONING OF THREE MOBILE HOMES, TWO TOURING CARAVANS AND THE ERECTION OF TWO TIMBER SHEDS - LAND WEST OF HORSESHOES PADDOCK, LUCKS LANE, CHART SUTTON, MAIDSTONE

All Members except Councillors Cox, Garland, Harwood and Paterson stated that they had been lobbied.

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

Mr Prebble, for objectors, Councillor Forknall of Chart Sutton Parish Council (against) and Ms Smith, for the late applicant, addressed the meeting.

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

The applicant should contact Maidstone Borough Council Landscape Officers in advance of submitting and implementing any approved landscaping scheme and work closely with them to ensure an effective delivery of the scheme.

Voting: 12 – For 0 – Against 1 – Abstention

268. MA/11/1891 - ERECTION OF A POLYTUNNEL FOR A DOG TRAINING SCHOOL - CHIEF GLEN K9 TRAINING SCHOOL LTD, BRISHING LANE, BOUGHTON MONCHELSEA, MAIDSTONE

The Committee considered the report of the Head of Planning.

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

Voting: 13 – For 0 – Against 0 – Abstentions

269. MA/11/1965 - ERECTION OF SEVEN DWELLINGS COMPRISING THREE 3 BED DWELLINGS AND FOUR 2 BED HOUSES WITH 11 CAR PARKING SPACES (INCLUDING 1 VISITOR) - LAND AT PENHURST CLOSE, GROVE GREEN

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

Councillor Mrs Brooks of Boxley Parish Council (against) and Mr Dawson, for the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report, the amended reason for approval set out in the urgent update report, and the following additional conditions:-

Within the car park of the development hereby permitted, high kerbs shall be used to protect the landscaped areas.

Reason: To ensure the long term maintenance of the landscaped areas in accordance with policy ENV6 of the Maidstone Borough-Wide Local Plan 2000.

The development shall not commence until details of the following matter have been submitted to and approved by the Local Planning Authority:-

Details of swift bricks in the eaves

The development shall be undertaken in accordance with the approved details.

Reason: In the interests of ecology in accordance with policy NRM5 of the South East Plan 2009 and central government planning policy and guidance in PPS9 Biodiversity and Geological Conservation.

Voting: 12 – For 1 – Against 0 – Abstentions

270. MA/11/2068 - RENEWAL OF PERMISSION MA/09/0351 FOR THE ERECTION OF NINE, ONE, TWO AND THREE BEDROOM DWELLINGS WITH AMENITY SPACE, PARKING, ACCESS AND LANDSCAPING - HARRIETSHAM HIGHWAYS DEPOT, MARLEY ROAD, HARRIETSHAM

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

Councillor Taylor of Harrietsham Parish Council (against), Mr Przyjemski, for the applicant, and Councillor Sams (against) 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.

Voting: 13 – For 0 – Against 0 – Abstentions

271. MA/11/2100 - PART SINGLE-STOREY, PART TWO-STOREY EXTENSION TO FORM 23 BEDROOM EXTENSION TO EXISTING RESIDENTIAL CARE HOME - CHIPPENDAYLE LODGE RESIDENTIAL CARE HOME, 10 CHIPPENDAYLE DRIVE, HARRIETSHAM

The Committee considered the report of the Head of Planning.

Councillor Morris of Harrietsham Parish Council and Councillor Sams (both against) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report and the following additional informative:-

The applicant is strongly encouraged to use renewable energy resources in the construction of the development hereby approved.

Voting: 13 – For 0 – Against 0 – Abstentions

272. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded the Committee that an all-Member presentation on the findings of the Gypsy and Traveller Accommodation Assessment would be held at 6.30 p.m. on Thursday 2 February 2012 at the Town Hall. It was hoped that as many Members as possible would be able to attend.

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

It was noted that there was nothing to report at present.

274. DURATION OF MEETING

6.00 p.m. to 9.00 p.m.