

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 10 OCTOBER 2013

Present: Councillor Lusty (Chairman) and
Councillors Ash, Butler, Cox, Harwood, Hogg,
Moriarty, D Mortimer, Nelson-Gracie, Paterson,
Mrs Robertson and J A Wilson

Also Present: Councillor de Wiggondene

151. **APOLOGIES FOR ABSENCE**

It was noted that apologies for absence had been received from
Councillors Chittenden, Collins and Paine.

152. **NOTIFICATION OF SUBSTITUTE MEMBERS**

The following Substitute Members were noted:

Councillor Butler for Councillor Collins
Councillor D Mortimer for Councillor Chittenden

153. **NOTIFICATION OF VISITING MEMBERS**

It was noted that Councillor De Wiggondene had indicated his wish to
speak on the report of the Head of Planning and Development relating to
application MA/13/0966.

154. **ITEMS WITHDRAWN FROM THE AGENDA**

There were none.

155. **URGENT ITEMS**

Update Report

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

156. **DISCLOSURES BY MEMBERS AND OFFICERS**

There were no disclosures by Members or Officers.

157. EXEMPT ITEMS

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

158. MINUTES OF THE MEETING HELD ON 19 SEPTEMBER 2013

RESOLVED: That the Minutes of the meeting held on 19 September 2013 be approved as a correct record and signed.

159. PRESENTATION OF PETITIONS

There were no petitions.

160. DEFERRED ITEM

MA/12/1910 - SIGN 3.2 METRES WIDE BY 3 METRES HIGH, TO BE NO MORE THAN 1.5 METRES ABOVE GROUND LEVEL AND SIGN ILLUMINATION NOT EXCEEDING 100CD/SQR METRE - PILGRIMS RETREAT, HOGBARN LANE, HARRIETSHAM, MAIDSTONE, KENT

The representative of the Head of Planning and Development advised the Committee that negotiations were continuing with the applicant regarding the removal of the lighting from the sign. A revised proposal was expected shortly.

161. TREE PRESERVATION ORDER NO. 2 OF 2013 - TREE AT JUNCTION OF LONDON ROAD AND BUCKLAND HILL, MAIDSTONE

The Committee considered the report of the Head of Planning and Development concerning Tree Preservation Order No. 2 of 2013 which was made under Regulation 4 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 to protect one Horse Chestnut tree at the junction of London Road and Buckland Hill, Maidstone. It was noted that one objection to the Order had been received, within the statutory 28 day period from its making, from Baltic Wharf (Maidstone) Ltd which had applied for planning permission for the change of use of, and alterations and additions to, the Powerhub Building. Highway improvement proposals linked to that application would require the removal of the tree.

RESOLVED: That Tree Preservation Order No. 2 of 2013 be confirmed without modification.

Voting: 11 – For 0 – Against 0 – Abstentions

Note: Councillor Nelson-Gracie entered the meeting after consideration of this item.

162. MA/13/0966 - PROPOSED ERECTION OF 7 NEW DWELLINGS AND GARAGING, TOGETHER WITH THE PROVISION OF LANDSCAPING, ACCESS

AND ANCILLARY WORKS ON HOCKERS FARM - LAND AT HOCKERS FARM,
OFF ORCHARD VIEW, DETLING, KENT

All Members except Councillor Butler stated that they had been lobbied.

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

Councillor Housden of Detling Parish Council (against) and Mrs Jackson, for the applicant, addressed the meeting.

Councillor De Wiggondene entered the meeting prior to the vote being taken on this application, but indicated that he did not wish to speak.

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 condition set out in the urgent update report with the amendment of condition 17 as follows:

Second line – Delete the word “common” and insert the word “widespread”.

Voting: 12 – For 0 – Against 0 – Abstentions

163. MA/13/0941 - REDEVELOP REDUNDANT SITE FOR A HOUSING
ASSOCIATION SUPPORTED AFFORDABLE RESIDENTIAL DEVELOPMENT
SCHEME THAT COMPRISES 37 FLATS, ASSOCIATED CAR PARKING AND
CYCLE STORAGE - 22 TONBRIDGE ROAD, MAIDSTONE, KENT

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

RESOLVED: 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 100% affordable local needs housing (12 shared ownership and 25 rented) in accordance with the adopted Development Plan Document on Affordable Housing and subject to the Housing Association nominations process;
- A contribution of £58,275 for Maidstone Borough Council’s Parks and Leisure towards the upgrade, improvement and renewal of amenity space and play equipment within a radius of one mile of the development site; and
- A contribution of £5,973.90 for Kent County Council to cover the additional demands placed upon community facilities, libraries and adult social services facilities within a radius of 2.5 miles of the application site as a result of this development,

the Head of Planning and Development 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 set out in the urgent update report.

Voting: 12 – For 0 – Against 0 – Abstentions

164. MA/13/0235 - RETROSPECTIVE APPLICATION FOR CONVERSION OF STABLE TO A SINGLE LIVE/WORK UNIT - TUTSHAM FARM, HUNT STREET, WEST FARLEIGH, KENT

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

Councillor Scott of West Farleigh Parish Council (against) and Mr Collins, for the 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:

Traffic generated by this unit should be encouraged to use Hunt Street and not Mill Lane.

Voting: 12 – For 0 – Against 0 – Abstentions

165. MA/13/1325 - CHANGE OF USE OF LAND FROM AGRICULTURE TO RESIDENTIAL USE - ERECTION OF SOLAR PANELS, GARDEN SHED, MOWER AND STORAGE SHED AND GREENHOUSE AND ERECTION OF DECKING TO HOUSE - STALLANCE COTTAGE, RECTORY LANE, SUTTON VALENCE, MAIDSTONE, KENT

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

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

Voting: 12 – For 0 – Against 0 – Abstentions

166. 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.

RESOLVED: That the report be noted.

167. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that:

- He wished to draw the Committee's attention to forthcoming training sessions.
- A number of Members were involved in a trial to use iPads for the provision of documents such as agendas and reports for meetings, thereby saving a significant amount of paper.

168. DURATION OF MEETING

6.10 p.m. to 7.15 p.m.