

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 4 SEPTEMBER 2014

Present: Councillor English (Chairman) and
Councillors Ash, Butler, Collins, Cox, Edwards-Daem,
Greer, Harwood, Hogg, Paterson and Mrs Robertson

Also Present: Councillor Mrs Gooch

95. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Moriarty, Paine and J A Wilson.

96. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Butler was substituting for Councillor Paine.

97. NOTIFICATION OF VISITING MEMBERS

Councillor Mrs Gooch indicated her wish to speak on the report of the Head of Planning and Development relating to application MA/14/0725.

98. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

99. URGENT ITEM

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

100. DISCLOSURES BY MEMBERS AND OFFICERS

During consideration of the report of the Head of Planning and Development relating to application MA/13/1480, Councillor Harwood stated that he was a Member of Boxley Parish Council, but he had not participated in the Parish Council's discussions on the proposed development and intended to speak and vote.

101. EXEMPT ITEMS

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

102. MINUTES OF THE MEETING HELD ON 14 AUGUST 2014

RESOLVED: That the Minutes of the meeting held on 14 August 2014 be approved as a correct record and signed.

103. PRESENTATION OF PETITIONS

There were no petitions.

104. DEFERRED ITEMS

MA/07/2133 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A FIVE STOREY RESIDENTIAL DEVELOPMENT COMPRISING OF 52 STUDIO APARTMENTS AND 24 ONE-BED FLATS WITH 38 UNDERCROFT PARKING SPACES AND 22 EXTERNAL PARKING SPACES WITH VEHICULAR AND PEDESTRIAN ACCESS FROM HART STREET TOGETHER WITH LANDSCAPING - LAGUNA MOTORCYCLES SITE, HART STREET, MAIDSTONE

The representative of the Head of Planning and Development advised Members that discussions with the agent were continuing, and that it was hoped to report the application back to the Committee in the near future.

MA/12/2255 - OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 53 RESIDENTIAL UNITS WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATION - NURSES HOME, HERMITAGE LANE, MAIDSTONE, KENT

The representative of the Head of Planning and Development advised Members that comments had been received from the applicant on the District Valuer's report. These had been referred to the District Valuer for consideration and their views were awaited.

105. MA/12/1829 - CHANGE OF USE OF LAND TO MIXED USE FOR AGRICULTURE AND AS A RESIDENTIAL CARAVAN SITE AND ERECTION OF WOODEN AMENITY BUILDING - KWANA, CROSS DRIVE, KINGSWOOD, MAIDSTONE, KENT

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

Ms Gosden addressed the meeting on behalf of Kingswood and Broomfield Parish Council (against).

RESOLVED: That permission be granted subject to the conditions set out in the report with the amendment of condition 1 as follows:

The hedgerow fronting Cross Drive in the ownership of the applicants (ownership being shown on site location plan received on 10 October 2012) shall be retained no lower than 2.5 metres in height. Should any planting become dead, dying, diseased or dangerous it shall be replaced with the same species within the first available planting season, allowed to

grow up to at least 2.5 metres in height and thereafter maintained at all times in accordance with the provisions of this condition.

Reason: To screen the development in the interests of visual amenity.

Voting: 7 – For 1 – Against 2 – Abstentions

Note: Councillor Edwards-Daem entered the meeting during consideration of this application (6.10 p.m.), and did not participate in the discussion or the voting.

106. MA/14/0725 - ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION - 106 ABINGDON ROAD, MAIDSTONE, KENT

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

Councillor Manser of Barming Parish Council (against), Mrs Stedman, the applicant, and Councillor Mrs Gooch (Visiting Member) (against) addressed the meeting.

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

Voting: 8 – For 0 – Against 3 – Abstentions

107. 14/501184 - ERECTION OF NEW ROOF TO EXISTING BUNGALOW, INCLUDING RAISING OF ROOF HEIGHT, FRONT AND REAR DORMERS, AND ROOFLIGHTS TO FRONT, ERECTION OF TWO STOREY REAR EXTENSION WITH FIRST FLOOR SET WITHIN ROOF SPACE, AND ALTERATIONS TO FRONT OF GROUND FLOOR - FOREST VIEW, HARPLE LANE, DETLING, KENT

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

Mr Earl, the applicant, addressed the meeting.

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

Voting: 11 – For 0 – Against 0 – Abstentions

108. MA/13/1480 - AN OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING INDUSTRIAL UNITS AND THE CONSTRUCTION OF 9 NO. NEW HOUSES WITH GARAGING. LANDSCAPING IS RESERVED FOR FUTURE CONSIDERATION - TYLAND CORNER, TYLAND LANE, SANDLING, KENT

Councillor Hogg stated that he had been lobbied.

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

Mr Watson, an objector, addressed the meeting.

RESOLVED:

1. That subject to:

(A) No new planning issues (that have not already been considered) being raised as a result of publicity regarding the departure from the Development Plan; AND

(B) Negotiations to seek to secure swift bricks and bat tubes and to include renewables within the fabric of the buildings,

the Head of Planning and Development be given delegated powers to grant outline permission subject to the conditions and informative set out in the report with the amendment of condition 6 as follows:

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, including substantial boundary planting to create an enclave development with soft edges, using indigenous species, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall include full details of all proposed boundary treatments and shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines. The scheme shall include the provision of a 3-4m wide indigenous species hedge with interspersed trees along the northern boundary of the site.

Reason: No such details have been submitted and to ensure the Kent Downs Area of Outstanding Natural Beauty and its landscape quality is maintained.

2. That the landscape reserved matter must be agreed in consultation with the Ward Members and Political Group Spokespersons.

Voting: 8 – For 2 – Against 1 - Abstention

109. 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. It was pointed out that Members were no longer being notified of appeals.

RESOLVED:

1. That the report be noted.
2. That the practice of notifying Members of appeals should be reinstated as they find the information useful in carrying out their role.

110. UPDATE ON MATTERS REFERRED TO CABINET MEMBERS

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

111. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made no announcements on this occasion.

112. DURATION OF MEETING

6.00 p.m. to 8.45 p.m.