

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

144. 17/501471 - ERECTION OF A THREE STOREY SECONDARY SCHOOL WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING - LAND AT VALLEY PARK SCHOOL, NEW CUT ROAD, MAIDSTONE, KENT

The Committee considered the report and the urgent update report of the Head of Planning and Development. In introducing the report, the Development Manager said that he wished to amend recommended condition 24 to refer to application 13/1687, the correct outline consent.

Mr Hayday, an objector, Councillor Davies of Boxley Parish Council, Ms Fitzgerald, for the applicant, and Councillor Springett (Visiting Member) addressed the meeting.

RESOLVED: That consideration of this application be deferred for further discussions to include:

An analysis of the catchment area of the School to better define focus/scope of the Travel Plan.

An investigation of alternative traffic access options including, but not limited to, use of the existing maintenance access to the southeast corner of the site to eliminate the need for the roundabout and loss of TPO/Veteran/High Grade trees.

The scope of the Travel Plan including the financial contribution package to achieve modal shift.

Design quality in terms of both landscape and built form, including an improved materials palette (use of a panel system and possibly ragstone plinths).

The requirement for a Landscape Master Plan to address the key issues for this historic landscape.

Voting: 10 – For 0 – Against 1 – Abstention

145. 17/502100 - DEMOLITION OF EXISTING WEDDING VENUE, OFFICE AND OTHER COMMERCIAL BUILDINGS AND ERECTION OF 4 NO. DETACHED DWELLINGS WITH ASSOCIATED PARKING, ACCESS, INFRASTRUCTURE AND LANDSCAPING WORKS - BREDHURST GARDEN CENTRE, DUNN STREET, BREDHURST, GILLINGHAM, KENT

All Members stated that they had been lobbied.

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

Mrs Newman, an objector, Councillor Davies of Boxley Parish Council and Mr Collins, for the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions 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 the last sentence of condition 4 (Landscaping) and the reason for condition 4 as follows:

The landscape scheme shall specifically address the need to provide additional planting on the site boundaries.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance and appropriate sense of enclosure to the development.

Voting: 11 – For 0 – Against 0 – Abstentions

146. 16/508513 - DEMOLITION OF EXISTING LEAN TO GARAGE AND ERECTION OF 2 NO. DETACHED DWELLINGS WITH PARKING AND LANDSCAPING - LEWIS COURT COTTAGE, GREEN LANE, BOUGHTON MONCHELSEA, KENT

All Members stated that they had been lobbied.

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

Councillor Smith of Boughton Monchelsea Parish Council and Mr Blythin, for the applicant, addressed the meeting.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, Members felt that the proposed development by virtue of its cramped form and close proximity to the boundaries of the site, extensive hardstanding and domestic paraphernalia, including lighting, would have a harmful impact on this key transition site between the open countryside and village centre contrary to policies DM10 and SP17 of the emerging Maidstone Borough Local Plan and policy ENV28 of the Maidstone Borough-Wide Local Plan 2000. Also, by virtue of the close proximity, density and site layout of the proposed development to the non-designated and designated heritage assets, the proposal would result in less than substantial harm which was not outweighed by the limited public benefits and as such was contrary to the aims set out in the NPPF and policy SP18 of the emerging Maidstone Borough Local Plan.

RESOLVED: That permission be refused for the following reasons:

1. The proposed development by virtue of its cramped form and close proximity to the boundaries of the site, extensive hardstanding and domestic paraphernalia, including lighting, will have a harmful impact on this key transition site between the open countryside and village

centre contrary to policies DM10 and SP17 of the emerging Maidstone Borough Local Plan and policy ENV28 of the Maidstone Borough-Wide Local Plan 2000.

2. By virtue of the close proximity, density and site layout of the proposed development to the non-designated and designated heritage assets, the proposal would result in less than substantial harm which is not outweighed by the limited public benefits and as such is contrary to the aims set out in the NPPF and policy SP18 of the emerging Maidstone Borough Local Plan.

Voting: 10 – For 0 – Against 0 – Abstentions

Note: Councillor Mrs Stockell left the meeting during consideration of this application.

147. 15/509813 - RETROSPECTIVE APPLICATION FOR NEW OFFICE UNIT (CONSIDERING EXTERNAL ALTERATIONS TO PREVIOUSLY APPROVED OFFICE BUILDING) - MID KENT ROOFING YARD, FORSTAL LANE, HARRIETSHAM, KENT

Councillors Munford and Powell stated that they had been lobbied.

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

Councillor Dean of Harrietsham Parish Council and Councillor J Sams (Visiting Member) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions set out in the report and an additional condition as follows:

The works hereby permitted shall cease to be approved within three months of the date of failure to meet the following requirement: Within three months of the date of this decision notice, a scheme for landscaping designed in accordance with the principles of the Council's Landscape Character Guidance has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a planting specification, a programme for implementation and a management plan, and the details as so approved shall be carried out in accordance with the approved details.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

Voting: 10 – For 0 – Against 0 – Abstentions

148. 17/503233 - ERECTION OF TWO STOREY SIDE EXTENSION WITH INTERNAL ALTERATIONS - THE WILLOWS, BUCKLAND LANE, MAIDSTONE, KENT

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

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

Mr Trigg addressed the meeting on behalf of the applicant.

The Chairman read out a short statement on behalf of Councillor Harvey, a Ward Member, who was unable to attend the meeting and had submitted her apologies.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to grant permission subject to conditions to be finalised by the Head of Planning and Development acting under delegated powers.

In making this decision, Members acknowledged that the extension was a large one, but considered that it would cause limited harm to the character of the open countryside in this location. In this instance, it was considered, based on the merits of the scheme, that the proposed extension was acceptable.

RESOLVED: That permission be granted subject to conditions to be finalised by the Head of Planning and Development acting under delegated powers; these conditions to cover, inter alia, materials, landscaping, renewable sources of energy and enhancement of biodiversity through integrated methods into the design and appearance of the extension by means such as swift bricks, bat tubes or bricks.

Voting: 8 – For 1 – Against 1 – Abstention

149. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

150. DURATION OF MEETING

6.00 p.m. to 10.05 p.m.