

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 30 NOVEMBER 2017
ADJOURNED TO 7 DECEMBER 2017

Present: **Councillor English (Chairman) and**
7 December **Councillors Boughton, Clark, Cox, Mrs Gooch,**
2017 **Harwood, B Mortimer, Perry, Powell, Prendergast,**
 Round, Mrs Stockell and Vizzard

Also Present: **Councillor Newton**

307. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Munford and Spooner.

308. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Mrs Gooch for Councillor Munford
Councillor Perry for Councillor Spooner

309. NOTIFICATION OF VISITING MEMBERS

Councillor Newton indicated his wish to speak on the report of the Head of Planning and Development relating to application 17/503043 (Land South of Avery Lane and Land South of Sutton Road, Otham, Kent).

310. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

311. URGENT ITEMS

There were no urgent items.

312. DISCLOSURES BY MEMBERS AND OFFICERS

With regard to the report of the Head of Planning and Development relating to application 17/500984 (Land Between Ringleside and Ringles Gate, Grigg Lane, Headcorn, Kent), Councillor Prendergast said that her husband had previously rented office space through a Trust in Headcorn, and she believed that the applicant was an employee of the Trust. However, she did not think that this had any bearing on the determination of the application.

313. EXEMPT ITEMS

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

314. REFERENCE FROM THE POLICY AND RESOURCES COMMITTEE - BUDGET MONITORING - DEVELOPMENT CONTROL APPEALS

RESOLVED: That the reference from the Policy and Resources Committee relating to the management of planning appeal costs be noted.

315. 17/500984 - ERECTION OF DETACHED, TWO-STOREY HOUSE WITH PARKING - LAND BETWEEN RINGLESIDE & RINGLES GATE, GRIGG LANE, HEADCORN, KENT

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

Councillor Dungey of Headcorn Parish Council and Mr Hodson, the applicant, addressed the meeting.

RESOLVED: That permission be refused for the reason set out in the report.

Voting: 6 – For 5 – Against 2 – Abstentions

316. 17/503043 - DEMOLITION OF EXISTING PACK HOUSE LOCATED AT SUTTON ROAD, LANGLEY AND ERECTION OF REPLACEMENT AGRICULTURAL/HORTICULTURAL BUILDING WITH ANCILLARY FACILITIES, YARD, DRAINAGE WORKS, AND ALTERATIONS TO EXISTING ACCESS AND LANDSCAPING AT LAND AT AVERY LANE - LAND SOUTH OF AVERY LANE AND LAND SOUTH OF SUTTON ROAD, OTHAM, KENT

The Chairman and Councillors Boughton, Clark, Powell, Prendergast and Round stated that they had been lobbied.

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

Mr Przyjemski, for the applicant, and Councillor Newton (Visiting Member) addressed the meeting.

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

Voting: 7 – For 5 – Against 1 – Abstention

317. 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.

318. S106 PUBLIC REALM IMPROVEMENT AT MAIDSTONE EAST RAILWAY STATION

The Committee considered the report of the Head of Planning and Development suggesting that an unspent S106 contribution towards the provision of open space (£80,556.18) be put towards the public realm improvement project at Maidstone East Railway Station. It was noted that:

- Outline planning application MA/10/0485 for residential development at the former Horticultural Unit, Hadlow College, Oakwood Park, Tonbridge Road was approved subject to the prior completion of a S106 agreement to secure, inter alia, a contribution of £1,575 per dwelling (expected to be 50 dwellings) towards the provision of open space. The contribution totalling £80,556.18 including indexation was paid to the Council in 2013.
- Since the S106 agreement did not specifically define where the open space contribution should be spent and there was no spend by date within the agreement, it was suggested that the unspent contribution be put towards the public realm improvement project at Maidstone East Railway Station.

RESOLVED:

1. That the S106 contribution towards the provision of open space (£80,556.18) secured in relation to application MA/10/0485 be put towards the public realm improvement project at Maidstone East Railway Station to facilitate a greener environment of the open space.
2. That delegated authority be given to the Head of Regeneration and Economic Development, in consultation with the Chairman and Vice-Chairman of the Planning Committee and the Political Group Spokespersons of the Planning Committee, to agree the final designs for the public realm in the forecourt of the Station.

Voting: 12 – For 0 – Against 1 – Abstention

319. CHAIRMAN'S ANNOUNCEMENTS

On behalf of the Chairman, the Vice-Chairman and the Development Manager updated the Committee on the introduction of planning performance agreements which was seen to be a positive move going forward.

320. DURATION OF MEETING

6.00 p.m. to 7.30 p.m.