

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 21 FEBRUARY 2019
ADJOURNED TO 28 FEBRUARY 2019

Present: Councillor English (Chairman) and
28 February Councillors Bartlett, Boughton, Chappell-Tay,
2019 Mrs Gooch, Harwood, Kimmance, Perry, Spooner
and Vizzard

285. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Adkinson, Munford and Round.

286. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Chappell-Tay for Councillor Round
Councillor Mrs Gooch for Councillor Munford

287. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

288. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

289. URGENT ITEMS

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

290. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

291. EXEMPT ITEMS

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

292. 18/503410/FULL - DEMOLITION OF EXISTING GARAGE AND ERECTION OF A 4 BEDROOM FOUR STOREY ATTACHED HOUSE. INTERNAL ALTERATIONS TO MAIN HOUSE - 130 UPPER FANT ROAD, MAIDSTONE, KENT

Councillor Boughton stated that he had been lobbied.

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 and informative set out in the report.

Voting: 6 – For 1 – Against 2 – Abstentions

293. 18/506206/FULL - REMOVAL OF EXISTING OUTBUILDING AND ERECTION OF A SINGLE STOREY PITCHED ROOF OUTBUILDING FOR USE ANCILLARY TO THE DOMESTIC OCCUPATION OF THE SITE - GOLDEN OAKS, PYE CORNER, ULCOMBE, 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 and informative set out in the report as amended by the urgent update report.

Voting: 9 – For 0 – Against 0 – Abstentions

294. 18/506178/FULL - TWO STOREY SIDE AND FRONT EXTENSION COMBINED WITH A FIRST FLOOR SIDE EXTENSION ABOVE EXISTING GROUND FLOOR EXTENSION. (RE-SUBMISSION OF 17/506384/FULL AND 18/503229/FULL) - 6 THE COVERT, BOXLEY, CHATHAM, KENT

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

Mr Pettit, an objector, Mrs Bowdery, on behalf of Boxley Parish Council, and Mr Simmons, 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 notwithstanding the one metre set back, the original grounds of refusal had not been overcome and therefore the scale and mass of the extension was considered to result in a significantly overbearing impact on no. 4 The Covert contrary to policies DM1 and DM9 of the Maidstone Borough Local Plan 2017.

RESOLVED: That permission be refused for the following reason:

Notwithstanding the one metre set back, the original grounds of refusal have not been overcome and therefore the scale and mass of the extension is considered to result in a significantly overbearing impact on

no. 4 The Covert contrary to policies DM1 and DM9 of the Maidstone Borough Local Plan 2017.

Voting: 7 – For 1 – Against 1 – Abstention

295. 18/503763/FULL - ERECTION OF TWO NEW DWELLINGS - LAND TO THE REAR OF 244 - 250 UPPER FANT ROAD, MAIDSTONE, KENT

The Chairman and Councillors Boughton, Mrs Gooch, Kimmance and Vizzard stated that they had been lobbied.

The Committee considered the report of the Head of Planning and Development. In presenting the report, the Senior Planning Officer advised the Committee that:

- A further representation had been received from neighbours raising objection on the basis that they had a pond in their garden and there were newts and other animals that might be affected by the proposed development.
- She wished to add a surface water drainage condition to the recommendation.

Mr Blake, an objector, and Mr Blackmore, the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report and the additional surface water drainage condition recommended by the Senior Planning Officer at the meeting with the amendment of the first informative (advising the applicant to discuss all drainage and sewerage matters further with Southern Water) to reference the need for Building Regulations approval.

Voting: 6 – For 0 – Against 3 – Abstentions

296. 18/505205/FULL - CHANGE OF USE OF REDUNDANT PETROL STATION FORECOURT TO CAR WASH AND VALET SERVICES (RE-SUBMISSION OF 18/501945/FULL) - BOUGHTON SERVICE STATION, HEATH ROAD, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

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

Councillor Humphryes of Boughton Monchelsea Parish Council and Mr Smith, 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.

Voting: 8 – For 1 – Against 0 - Abstentions

Note: Councillor Harwood entered the meeting during consideration of this application (7.10 p.m.), but sat in the public gallery and did not participate in the discussion or the voting.

297. 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.

Members were disappointed that the appeal against the Committee's decision to refuse application 18/502320/FULL for the erection of three detached houses with associated garages on land to the east of The Grove Care Home, 6 Bower Mount Road, Maidstone had been allowed. It was suggested that the need to strengthen policies for development in urban areas should be addressed in the review of the Local Plan.

RESOLVED: That the report be noted.

Note: Councillor Harwood joined the meeting for consideration of this item.

298. DURATION OF MEETING

6.00 p.m. to 7.30 p.m.