

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 26 SEPTEMBER 2019

Present: Councillor English (Chairman) and Councillors Eves, Harwood, Kimmance, McKay, Munford, Round, Spooner, Vizzard and Wilby

Also Present: Councillors J Sams and T Sams

88. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Adkinson, Bartlett, Parfitt-Reid and Perry.

89. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor McKay was substituting for Councillor Adkinson.

Councillor McKay indicated that he would be recording the proceedings.

90. NOTIFICATION OF VISITING MEMBERS

Councillors J and T Sams indicated their wish to speak on the report of the Head of Planning and Development relating to application 19/502469/FULL (Pilgrims Retreat, Hogbarn Lane, Harrietsham, Kent).

It was noted that Councillors J and T Sams lived next to the application site. They did not believe that they had Other Significant Interests in the application, but, for transparency, they would speak on the application and then leave the meeting.

91. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

92. URGENT ITEMS

The Chairman said 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.

93. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Harwood said that, with regard to the report of the Head of Planning and Development relating to application 19/502829/FULL (Vinters Park Crematorium, Bearsted Road, Weaving, Kent), he was a Member of Boxley Parish Council. However, he had not participated in the Parish Council's discussions regarding the proposed improvements to the Crematorium and intended to speak and vote when the application was discussed.

94. EXEMPT ITEMS

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

95. MINUTES OF THE MEETING HELD ON 22 AUGUST 2019

RESOLVED: That the Minutes of the meeting held on 22 August 2019 be approved as a correct record and signed.

96. PRESENTATION OF PETITIONS

There were no petitions.

97. DEFERRED ITEMS

19/500271/FULL - CHANGE OF USE OF LAND FOR THE STATIONING OF 20 HOLIDAY CARAVANS WITH ASSOCIATED WORKS INCLUDING LAYING OF HARDSTANDING AND BIN STORE - OAKHURST, STILEBRIDGE LANE, MARDEN, TONBRIDGE, KENT

The Development Manager said that additional information had been received which would be put out to consultation. He hoped to be in a position to report the application back to the Committee in the near future.

19/500200/FULL - RETROSPECTIVE APPLICATION FOR A CHANGE OF USE OF LAND AS A GYPSY/TRAVELLER CARAVAN SITE CONSISTING OF ONE PITCH - LITTLE PADDOCKS, STILEBRIDGE LANE, LINTON, KENT

17/504568/FULL - DEMOLITION OF THE REMAINING FORMER LIBRARY BUILDING, ERECTION OF A SIX-TO-SIXTEEN STOREY RESIDENTIAL DEVELOPMENT OF 170 NO. APARTMENTS AND 85 NO. CAR PARKING SPACES AT THE FORMER KCC SPRINGFIELD LIBRARY SITE, SANDLING ROAD, MAIDSTONE - FORMER KCC SPRINGFIELD LIBRARY HQ, SANDLING ROAD, MAIDSTONE, KENT

The Development Manager said that he had nothing further to report in respect of these applications at present.

98. 19/500667/SUB, 19/502295/SUB & 19/504223/SUB - LAND SOUTH OF FORSTAL LANE, COXHEATH, KENT

19/500667/SUB - Submission of details pursuant to Condition 8 (Surface Water Drainage Details), Condition 9 (Implementation of Sustainable Drainage), Condition 12 (Lighting Scheme) and Condition 22 (Footpath and PROW) for planning permission 17/502072/OUT (for 210 dwellings).

19/502295/SUB - Submission of details pursuant to Condition 3: Joinery Details (original application ref: 18/505417/REM - Reserved Matters for 210 dwellings).

19/504223/SUB - Submission of Details to Discharge Condition 6 (Lighting) (original application ref: 18/505417/REM - Reserved Matters for 210 dwellings).

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

Applications 19/500667/SUB and 19/502295/SUB

RESOLVED: That the submitted details be approved with the respective informatives set out in the report as amended by the urgent update report.

Application 19/504223/SUB

RESOLVED: That the submitted details be approved with the informatives set out in the report.

Voting: 10 – For 0 – Against 0 – Abstentions

99. 19/502829/FULL - ADAPTATION OF EXISTING SPACE TO HOUSE COLD STORAGE FACILITIES WITH NEW LINK EXTENSION TO MAIN BUILDING AND CREATION OF NEW OPENING TO THE EAST ELEVATION AND INSTALLATION OF 1 NO. AIR CONDITIONING UNIT - VINTERS PARK CREMATORIUM, BEARSTED ROAD, WEAVERING, KENT

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

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

Voting: 10 – For 0 – Against 0 – Abstentions

100. 19/504088/FULL - DEMOLITION OF EXISTING GARAGE. ERECTION OF TWO STOREY SIDE EXTENSION - 71 ROSELEIGH AVENUE, MAIDSTONE, KENT

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

RESOLVED:

1. That permission be granted subject to the conditions set out in the report and an additional condition requiring the incorporation of integrated niches for wildlife (at least one bat brick and one swift brick).
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional condition and to amend any other conditions as a consequence.

Voting: 10 – For 0 – Against 0 – Abstentions

101. 19/504494/NMAMD - NON MATERIAL AMENDMENT FOR REMOVAL OF 4 NO. KITCHEN WINDOWS ON ELEVATION 5 (WEST ELEVATION) OF BLOCK 1. THE SURROUNDING RECESSED PANELS WILL ALSO BE REMOVED AND WILL BE REPLACED WITH A PROJECTING BRICKWORK DETAIL TO MAINTAIN VISUAL INTEREST SUBJECT TO 17/504428/FULL - MAIDSTONE BOROUGH COUNCIL CAR PARK, CORNER OF UNION STREET, MAIDSTONE, KENT

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

RESOLVED: That permission be granted with the informative set out in the report.

Voting: 9 – For 1 – Against 0 – Abstentions

102. 19/502469/FULL - RETROSPECTIVE APPLICATION (IN PART) FOR THE CHANGE OF USE OF LAND FROM A MIXED USE OF HOLIDAY UNITS (180 CARAVANS) AND RESIDENTIAL (18 CARAVANS) TO A RESIDENTIAL PARK HOME SITE (FOR FULL-TIME RESIDENTIAL OCCUPATION) COMPRISING THE STATIONING OF 248 CARAVANS, INCLUDING ENGINEERING WORKS TO CREATE TERRACING, HARDSTANDING, RETAINING WALLS, AND THE EXTENSION OF THE SITE ALONG THE SOUTH EASTERN BOUNDARY - PILGRIMS RETREAT, HOGBARN LANE, HARRIETSHAM, KENT

All Members except Councillors Harwood, McKay and Round stated that they had been lobbied.

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

In presenting the application the Development Manager advised the Committee that he wished to add a further policy ground (DM21) to recommended reason for refusal no.4 and a further policy ground (DM20) to recommended reason for refusal no.6.

Councillor Powell of Harrietsham Parish Council, Mr Cussen, for the applicant, and Councillors T and J Sams (Visiting Members) addressed the meeting.

Having made representations, Councillor T and J Sams left the meeting.

RESOLVED: That permission be refused for the reasons set out in the report as amended by the Development Manager during his presentation on the application.

Voting: 7 - For 0 - Against 3 - Abstentions

103. 19/502525/FULL - CHANGE OF USE AND CONVERSION, EXTENSION (TO INCLUDE CONSTRUCTION OF A FIRST FLOOR EXTENSION, LOFT CONVERSION TO HABITABLE SPACE WITH ALTERATIONS TO THE ROOF LINE) AND ALTERATION OF EXISTING BUILDING IN ORDER TO CREATE A HOUSE OF MULTIPLE OCCUPANCY (SUI GENERIS) COMPRISING 10 UNITS, TOGETHER WITH ASSOCIATED PARKING AND LANDSCAPING - 1 REGINALD ROAD, 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 and informative set out in the report.

Voting: 9 - For 0 - Against 0 - Abstentions

Note: Since Councillor McKay was not present at the start of this item, he did not participate in the discussion or the voting.

104. 19/503481/FULL - CONVERSION AND CHANGE OF USE OF AGRICULTURAL BARN TO RESIDENTIAL DWELLING TOGETHER WITH FIRST FLOOR EXTENSION TO LEAN-TO, ASSOCIATED PARKING AND RESIDENTIAL GARDEN (RE-SUBMISSION OF 18/504895/FULL) - AGRICULTURAL BARN, LITTLE GRIGGS FARM BARNS, GRIGG LANE, HEADCORN, KENT

Councillor Round stated that he had been lobbied.

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

RESOLVED:

1. 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:

- (a) The amendment of condition 8 (Landscaping) to specify that the landscaping scheme shall be designed in accordance with the principles of the Council's landscape character guidance; and
 - (b) Additional informatives to give a clear indication of what the Committee is seeking to achieve in relation to materials (dark timber weatherboarding) and landscaping (better site enclosure and specimen trees such as English Oaks).
2. That the Head of Planning and Development be given delegated powers to finalise the wording of amended condition 8 and the additional informatives and to amend any other conditions as a consequence.

Voting: 9 – For 0 – Against 1 – Abstention

105. 19/501105/FULL - SITING OF TWO ADDITIONAL MOBILE UNITS, WITH ASSOCIATED ACCESS AND LANDSCAPING WORKS - WHITEACRES, MARDEN ROAD, STAPLEHURST, TONBRIDGE, KENT

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

In presenting the report, the Development Manager advised the Committee that he wished to amend the recommendation set out in the urgent update report to read:

That subject to the expiry of the 21 day notice period and no new planning issues being raised which have not previously been considered in the report, 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.

Councillor Riordan of Staplehurst Parish Council and Mr Collins, for the applicant, addressed the meeting.

RESOLVED:

1. That subject to the expiry of the 21 day notice period and no new planning issues being raised which have not previously been considered in the report, 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, with:
 - (a) The amendment of condition 7 (Landscaping Renewal Period) to specify that any trees or plants within the approved landscape scheme, which, within a period of **10** (not 5) years from the completion of the development die, are removed, or become

seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. The reason for the longer period being to balance the intensification of use of the site by strengthening landscaping particularly adjacent to the access track where visibility from the public highway is greatest.

(b) An additional informative advising the applicant that the proposed hedgerows should incorporate specimen hedgerow trees which should be Wild Service.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of amended condition 7 and the additional informative and to amend any other conditions as a consequence.

Voting: 9 – For 0 – Against 1 – Abstention

106. 19/502875/TPOA - TREE PRESERVATION ORDER APPLICATION TO T1 LIME: LIFT TO 5M OVER PROPERTY TO GIVE CLEARANCE - 6 CALEHILL CLOSE, MAIDSTONE, KENT

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

RESOLVED: That permission be granted subject to the condition and informative set out in the report with an additional condition requiring that the arisings from the crown lifting works be retained on site in the interests of wildlife.

Voting: 10 - For 0 – Against 0 – Abstentions

107. 19/503752/TPOA - TREE PRESERVATION ORDER APPLICATION - T1 BEECH: REDUCE RADIAL SPREAD FROM 3.5M TO 2.5M; T2 OAK: REDUCE RADIAL SPREAD FROM 4M TO 2.5M - LAND NEXT TO 8 WESTMINSTER SQUARE, MAIDSTONE, KENT

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

RESOLVED: That permission be granted subject to the condition and informative set out in the report.

Voting: 10 – For 0 – Against 0 - Abstentions

During the discussion on this application, the Chairman said that he would raise with the Vice-Chairman and Political Group Spokespersons of the Planning Committee the possibility of requiring the installation of bat boxes to compensate for the loss of habitat as a result of tree surgery works.

108. 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.

109. DURATION OF MEETING

6.00 p.m. to 8.50 p.m.