

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 25 APRIL 2019
ADJOURNED TO 29 APRIL 2019

Present: Councillor English (Chairman) and
29 April Councillors Adkinson, Boughton, Brice, Mrs Gooch,
2019 Harwood, Kimmance, Parfitt-Reid, Round and
Spooner

Also Councillor J Sams
Present:

350. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Bartlett, Munford, Perry and Wilby.

351. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Brice for Councillor Perry
Councillor Mrs Gooch for Councillor Munford

352. NOTIFICATION OF VISITING MEMBERS

Councillor J Sams indicated her wish to speak on the report of the Head of Planning and Development relating to application 18/506223/FULL (Parkwood House, West Street, Harrietsham, Maidstone, Kent).

353. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

354. URGENT ITEMS

The Chairman said that, in his opinion, the updates to be included in the Officer presentations should be taken as urgent items as they contained further information relating to the applications to be considered at the meeting.

355. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Brice said that since she had pre-determined application 19/500399/FULL (Meadow View, Marden Road, Staplehurst, Tonbridge, Kent) she would address the Committee in her capacity as a Ward Member and then leave the meeting when it was discussed.

356. EXEMPT ITEMS

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

357. 18/506223/FULL - INSTALLATION OF SEWERAGE PACKAGE TREATMENT PLANT AND ASSOCIATED DRAINAGE FIELD, PIPEWORK AND EQUIPMENT - PARKWOOD HOUSE, WEST STREET, HARRIETSHAM, MAIDSTONE, KENT

All Members had been lobbied on this application.

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

Mrs Davis, an objector, Councillor Powell of Harrietsham Parish Council, Mr Beck, for the applicant, and Councillor J Sams (Visiting Member) addressed the meeting.

RESOLVED: That consideration of this application be deferred to:

- Ask the applicant to agree to the removal of the existing septic tank from the site and any associated pollution;
- Ask the Environment Agency to consider the specific biomedical contamination impacts of a care home (the potential for effluent to contain a high proportion of medicines);
- Investigate how the generator backup system is managed to maintain connections to the pump house because of the sensitivity of the chalk streams and the River Len;
- Ask Natural England whether it has any concerns regarding the potential impact of the development on watercourses and ecology;
- Ascertain distances to watercourses/bodies (ponds and streams) (Condition 2.3.1 of the Environment Agency Permit EPR/LB3798VP) and seek further clarification from various consultees as to whether any adverse impacts arise from that proximity, including the potential impact on white-clawed crayfish and the Desmoulin's whorl snail; and
- Seek the advice of Building Control regarding the management of the drainage field.

Voting: 10 – For 0 – Against 0 - Abstentions

358. 18/505561/FULL - REDEVELOPMENT OF THE SITE COMPRISING THE ERECTION OF 32 NEW DWELLINGS, WITH ASSOCIATED GARAGES, CAR BARNs AND PARKING SPACES, LANDSCAPING, TREE PLANTING AND ENHANCEMENTS TO EXISTING PONDS, INCLUDING AMENITY AREA FOR NATURE CONSERVATION AND NEW SHARED SURFACE ACCESS ROAD OFF CLAYGATE ROAD - BENTLETTS SCRAP YARD, CLAYGATE ROAD, YALDING, MAIDSTONE, KENT

All Members except Councillors Boughton, Brice and Mrs Gooch stated that they had been lobbied.

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

In presenting the report, the Major Projects Manager advised the Committee that:

- The applicant had confirmed that photovoltaics would be provided on the four additional units so proposed condition 22 would need to be amended to include specific reference to the requirement to provide details of photovoltaics on these four units.
- The materials and landscaping conditions for the previously approved scheme had been discharged, but provided the minimum benchmark for discharging conditions on this application.
- Delegated authority was sought to make minor amendments to the wording of some of the proposed conditions and to amend proposed condition 9 as the applicant had agreed to a scheme to integrate the bat and bird nesting boxes within the development and the open areas.

Councillor Goff of Collier Street Parish Council and Ms Allwood, for the applicant, addressed the meeting.

RESOLVED: That subject to:

- (a) The prior completion of a legal agreement to provide for a contribution of £79,744 towards off-site affordable housing in the Borough; AND
- (b) The conditions and informatives set out in the report, as amended by the Major Projects Manager at the meeting, subject to
 - (i) confirmation that pre-commencement conditions 6 (Sustainable Surface Water Drainage Scheme) and 13 (Foul Water Sewerage Disposal) have been formally agreed by the applicant and (ii) the following additional amendments:

The further amendment of condition 9 (Biodiversity Enhancements) to specify that the bat and bird nesting boxes are to be integral to the structure of the buildings;

The amendment of conditions 8 (Materials) and 12 (Reptile Mitigation Strategy) so that they do not refer to another planning permission but require the submission of details with the expectation that they will be to the standard approved under the previous permission;

The amendment of condition 14 (Landscaping) to ensure that the details to be submitted incorporate the full details of the landscaping scheme approved under the previous planning permission with the

expectation that they will be to the standard approved under the previous permission,

the Head of Planning and Development be given delegated powers to grant permission and to be able to settle or amend any necessary Heads of Terms and conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 9 – For 1 – Against 0 – Abstentions

359. 19/500399/FULL - PROPOSED STATIONING OF 4 NO. ADDITIONAL MOBILE HOMES FOR EXTENDED GYPSY & TRAVELLER FAMILY - MEADOW VIEW, MARDEN ROAD, STAPLEHURST, TONBRIDGE, KENT

The Chairman stated that he had been lobbied.

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

Councillor Burnham of Staplehurst Parish Council and Mr Reachtigan, for the applicant, addressed the meeting.

Having stated that she had pre-determined the application, Councillor Brice addressed the Committee in her capacity as a Ward Member and then left the meeting.

RESOLVED: That

1. Subject to the addition of dimensions to the plan referred to in condition 4 (Block Plan) to show the depth of the undeveloped front paddock for monitoring and enforcement purposes, the Head of Planning and Development be given delegated powers to grant permission subject to the conditions and informatives set out in the report with:

The amendment of condition 8 (Landscaping) to require a native mixed hedge scheme in accordance with the Council's Landscape Character Guidance;

An additional informative advising the applicant to liaise with the Council's Landscape Team regarding the design and implementation of the landscaping scheme; and

The amendment of condition 5 (External Lighting/Floodlighting) to require the lighting scheme to be specific to the new layout.

2. The Head of Planning and Development be given delegated powers to finalise the wording of the amended conditions and the additional informative.

Voting: 8 – For 0 – Against 1 – Abstention

360. DURATION OF MEETING

6.00 p.m. to 8.05 p.m.