

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE REMOTE MEETING HELD ON 24 SEPTEMBER 2020 ADJOURNED TO 1 OCTOBER 2020

Present: **Councillor English (Chairman) and**
24 **Councillors Adkinson, Brindle, Chappell-Tay, Eves,**
September **Kimmanca, Munford, Perry, Spooner, Vizzard and**
2020 **Wilby**

342. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Harwood and Parfitt-Reid.

343. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

344. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

345. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

346. URGENT ITEMS

The Chairman said that, in his opinion, the update report of the Head of Planning and Development and 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.

347. DISCLOSURES BY MEMBERS AND OFFICERS

With regard to the reports of the Head of Planning and Development relating to the following applications, Councillor Munford said that he was the Chairman of Boughton Monchelsea Parish Council, but he had not participated in the Parish Council's discussions on the applications and intended to speak and vote when they were considered:

- 20/503109/FULL – Land to West of 70 Church Street, Boughton Monchelsea, Maidstone, Kent
- 20/502032/FULL – Lower Bell Riding School, Back Lane, Boughton Monchelsea, Maidstone, Kent
- 20/502277/FULL – Greenacre, Church Hill, Boughton Monchelsea, Maidstone, Kent

348. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

Item 13.	20/503109/FULL – Land to West of Church Street, Boughton Monchelsea, Maidstone, Kent	Councillors Adkinson, Brindle, Chappell-Tay, English, Eves, Kimmance, Munford, Perry, Spooner, Vizzard and Wilby
Item 14.	20/503193/FULL – 69 Tonbridge Road, Maidstone, Kent	Councillors Adkinson, Brindle, Chappell-Tay, English, Kimmance, Munford, Perry, Vizzard and Wilby
Item 15.	20/502215/FULL – Hawthorn Place, Greenway Forstal, Harrietsham, Maidstone, Kent	Councillors Chappell-Tay, English, Kimmance, Munford, Vizzard and Wilby
Item 16.	20/502238/FULL – Neverend Lodge, Pye Corner, Ulcombe, Maidstone, Kent	Councillors Adkinson, Chappell-Tay, English, Eves, Kimmance, Munford, Spooner, Vizzard and Wilby
Item 17.	20/503160/FULL – 55 Boxley Close, Maidstone, Kent	English, Kimmance, Munford and Wilby
Item 18.	20/502032/FULL – Lower Bell Riding School, Back Lane, Boughton Monchelsea, Maidstone, Kent	Councillors Adkinson, Brindle, Chappell-Tay, English, Eves, Kimmance, Munford, Perry, Spooner, Vizzard and Wilby
Item 19.	20/503105/FULL – 13 Blythe Road, Maidstone, Kent	Councillors Adkinson, Chappell-Tay, English, Eves, Kimmance, Munford, Spooner, Vizzard and Wilby
Item 20.	20/502277/FULL – Greenacre, Church Hill, Boughton Monchelsea, Maidstone, Kent	Councillors Adkinson, Brindle, Chappell-Tay, English, Kimmance, Munford, Vizzard and Wilby

349. EXEMPT ITEMS

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

350. MINUTES OF THE MEETING HELD ON 20 AUGUST 2020

RESOLVED: That the Minutes of the meeting held on 20 August 2020 be approved as a correct record and signed.

351. PRESENTATION OF PETITIONS

There were no petitions.

352. DEFERRED ITEM

19/505816/SUB - SUBMISSION OF DETAILS PURSUANT TO CONDITION 5 (MATERIALS), CONDITION 7 (WOODLAND MANAGEMENT PLAN), CONDITION 8 (PROPOSED BOUNDARY TREATMENT), CONDITION 10 (ECOLOGY), CONDITION 11 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN : BIODIVERSITY) AND CONDITION 17 (BIRD BOXES) IN RELATION TO PLANNING APPLICATION 15/503359/OUT AND APPEAL REFERENCE APP/U2235/W/15/3132364 (FOR RESIDENTIAL DEVELOPMENT (APPROX 89 DWELLINGS) PLUS OPEN SPACE, BIOMASS PLANT AND ACCESS ROAD (PLUS EMERGENCY ACCESS) - LORDSWOOD URBAN EXTENSION, GLEAMING WOOD DRIVE, LORDSWOOD, KENT

The Development Manager advised the Committee that he had nothing further to report in respect of this application at present.

353. 20/503109/FULL - ERECTION OF 24 NO. NEW C2 EXTRA CARE RETIREMENT HOMES, CLUBHOUSE, BIN STORES AND LANDSCAPE SCHEME - LAND TO WEST OF 70 CHURCH STREET, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

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

The Chairman read out statements on behalf of Boughton Monchelsea Parish Council and Mr Chapman, agent for the applicant.

RESOLVED: That consideration of this application be deferred for one meeting cycle to enable:

- (a) Further negotiations regarding the possible removal or relocation of the clubhouse; and
- (b) The applicant to provide KCC Highways with an analysis of crash data and to allow KCC Highways and other consultees time to respond to that information plus previously submitted updates on trip data/vehicle movements.

Voting: 11 – For 0 – Against 0 – Abstentions.

Note: Councillor Brindle joined the meeting just before the presentation of this application by the Principal Planning Officer (6.13 p.m.). She said that she had no disclosures of interest and then provided details of the applications on which she had been lobbied (see Minute 348 above).

354. 20/503105/FULL - ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, INCLUDING LOFT CONVERSION - 13 BLYTHE ROAD, MAIDSTONE, KENT

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

The Chairman read out a statement on behalf of Mr Marriott, an objector.

In the absence of a representative of a residents' association/amenity group, the Chairman read out a statement on behalf of Ms Durling who also objected to the application.

The representative of the Head of Legal Partnership read out a statement on behalf of Ms Thatcher, agent for the applicant.

RESOLVED: That consideration of this application be deferred to enable the Officers to seek to negotiate a step-in of the development on the boundary with no.15 Blythe Road to reduce the impact of the development on the occupants of that property.

Voting: 11 – For 0 – Against 0 – Abstentions

355. 20/502032/FULL - DEMOLITION OF EXISTING SITE STRUCTURES (BARN, STABLES, MOBILE HOME, SHED) AND ERECTION OF 3 DWELLINGS WITH ACCOMPANYING PARKING AND LANDSCAPING (RESUBMISSION OF 19/506110/FULL) - LOWER BELL RIDING SCHOOL, BACK LANE, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

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

In presenting the application, the Planning Officer advised the Committee that:

- An additional representation had been received the previous day alleging that the distances shown on the submitted drawings were incorrect and that the distances were significantly less than indicated. Other plans available to the Case Officer did not show this to be the case. It was considered that other issues raised within this representation had been addressed in the report and by the recommended conditions.
- He wished to impose an additional pre-commencement condition requiring the submission of an arboricultural method statement.

Mr Mazalla-Tomlinson addressed the Committee by video link on behalf of Dr Rah, an objector.

The Chairman read out a statement on behalf of Boughton Monchelsea Parish Council.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, the Committee considered that:

- The proposed development, consisting of the redevelopment of a brownfield site in the countryside does not meet the exceptional threshold test as set out in policy DM5 of the Maidstone Borough Local

Plan as it would not result in significant environmental improvement. The proposed development located in an unsustainable location would provide poor access to services and facilities for future residents who would be heavily reliant on the private motor vehicle for their daily needs. As such the development is contrary to policies SS1 and DM5 of the Maidstone Borough Local Plan 2017 and the NPPF.

- Given the overall domestication of the site from principally short range views by the introduction of dwellings within a functioning rural landscape, the proposals represent inappropriate and harmful development in this countryside location contrary to policies SS1, SP17, DM1 and DM30 of the Maidstone Borough Local Plan and the NPPF.

The Development Manager requested that delegated powers be given to the Head of Planning and Development to finalise the reasons for refusal to include the issues summarised above.

RESOLVED: That permission be refused and that the Head of Planning and Development be given delegated powers to finalise the reasons for refusal which will include the issues summarised above.

Voting: 11 – For 0 – Against 0 – Abstentions

356. 20/502215/FULL - RELOCATION OF 1 NO. EXISTING MOBILE HOME APPROVED UNDER 16/505930/FULL TO THE REAR OF THE SITE, INCLUDING ERECTION OF A UTILITY BUILDING AND STATIONING OF 1 NO. TOURING CARAVAN FOR USE BY EXISTING RESIDENTS (PART RETROSPECTIVE) - HAWTHORN PLACE, GREENWAY FORSTAL, HARRIETSHAM, MAIDSTONE, KENT

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

In presenting the application, the Development Manager advised the Committee that the applicant had agreed to carry out additional native landscaping along the south-eastern boundary of the site and this was reflected in recommended condition 3 (Site Development Scheme).

The Chairman read out a statement on behalf of Harrietsham Parish Council.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report with the amendment of condition 3 (Site Development Scheme) to require the incorporation of bee bricks within the utility building.
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the amended condition and to amend any other conditions as a consequence.

Voting: 10 – For 0 – Against 1 – Abstention

357. 20/503193/FULL - CHANGE OF USE OF 6 BEDROOM HMO (CLASS C4) TO AN 8 BEDROOM HMO (SUI GENERIS), INCLUDING ALTERATIONS TO FENESTRATION AND INTERNAL LAYOUT AND INSERTION OF A DORMER WINDOW WITHIN THE FRONT ROOF SLOPE - 69 TONBRIDGE ROAD, MAIDSTONE, KENT

The Committee considered the 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 with an additional condition requiring details of bin storage.
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: 7 – For 2 – Against 2 – Abstentions

358. 20/502238/FULL - SITING OF 1 NO. ADDITIONAL MOBILE HOME AND ERECTION OF 4-BAY GARAGE, STABLE BLOCK (FOR KEEPING OF HORSES) AND DAY ROOM - NEVEREND LODGE, PYE CORNER, ULCOMBE, MAIDSTONE, KENT

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

In presenting the application, the Development Manager advised the Committee that he had spoken to the applicant and he had confirmed to him verbally that he is the owner of all of the land outlined in red on the application form and on the site location plan. He was satisfied that the correct certificate had been signed in this case.

The Chairman read out statements on behalf of Mr Tarry, an objector, and Councillor Kenward of Ulcombe Parish Council.

During the discussion, the Development Manager confirmed that condition 2 should be amended by the addition of the words “with the exception of Miss Mary Courtney as referenced by condition 3”.

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report, as amended by the Development Manager at the meeting with:

- (a) The amendment of condition 5 (Landscaping) to specify that the landscaping scheme should exclude the planting of Sycamore trees); and
 - (b) An additional condition requiring the incorporation of biodiversity enhancements within the development, including bee bricks.
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the amended and additional conditions.

Voting: 5 – For 4 – Against 1 – Abstention

Note: Councillor Eves left the meeting during consideration of this application (8.58 p.m.).

359. 20/502277/FULL - SITING OF 1 NO. MOBILE HOME, CREATION OF 2 NO. PARKING SPACES AND RELOCATION OF FENCE - GREENACRE, CHURCH HILL, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

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

The Chairman read out a statement on behalf of Boughton Monchelsea Parish Council.

RESOLVED: That consideration of this application be deferred to enable the Officers to:

- Negotiate an alternative siting for the new caravan pitch which results in the caravan having an increased amenity space and not being positioned so close to the rear boundary of the site;
- Check whether this is a retrospective application and, if so, rephrase the proposed conditions and description of development accordingly; and
- Confirm whether the occupants/future occupants of the caravan are related to the applicant i.e. daughters.

Voting: 10 – For 0 – Against 0 – Abstentions

360. 20/503160/FULL - CREATION OF FIRST FLOOR FRONT EXTENSION, ALTERATIONS TO REAR WINDOWS AND DOORS, INSERTION OF 2 NO. WINDOWS TO SIDE AT FIRST FLOOR AND INTERNAL ALTERATIONS (REVISED SCHEME TO 19/502796/FULL) - 55 BOXLEY CLOSE, 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 with an additional condition requiring the incorporation of bee bricks within the development.
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

361. ADJOURNMENT OF MEETING

At 9.55 p.m., after consideration of the report of the Head of Planning and Development relating to application 20/503160/FULL (55 Boxley Close, Maidstone, Kent), the Committee:

RESOLVED: That the meeting be adjourned until 6.00 p.m. on Thursday 1 October 2020 when the remaining items on the agenda will be discussed.

362. DURATION OF MEETING

6.00 p.m. to 9.57 p.m.