

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 10 SEPTEMBER 2015

Present: Councillor English (Chairman) and
Councillors Ash, Butler, Chittenden, Clark, Cox,
Harwood, Hemsley, McKay, Munford and Mrs Stockell

Also Present: Councillors Mrs Gooch, D Mortimer and
de Wiggondene

126. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Greer, Harper, Paine, Paterson and Thick.

127. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Butler for Councillor Greer
Councillor Chittenden for Councillor Paterson
Councillor McKay for Councillor Harper

128. NOTIFICATION OF VISITING MEMBERS

Councillor Mrs Gooch indicated her wish to speak on the report of the Head of Planning and Development relating to application 14/506419.

Councillor D Mortimer indicated his wish to speak on the report of the Head of Planning and Development relating to application 15/500451.

Councillor de Wiggondene was not present at the start of the meeting, but, with the agreement of the Committee, spoke on application 15/503966 when it was discussed.

129. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

130. URGENT ITEMS

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

131. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

132. EXEMPT ITEMS

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

133. MINUTES OF THE MEETING HELD ON 20 AUGUST 2015

RESOLVED: That the Minutes of the meeting held on 20 August 2015 be approved as a correct record and signed.

134. PRESENTATION OF PETITIONS

There were no petitions.

135. DEFERRED ITEMS

1. 07/2133 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A FIVE STOREY RESIDENTIAL DEVELOPMENT COMPRISING OF 52 STUDIO APARTMENTS AND 24 ONE-BED FLATS WITH 38 UNDERCROFT PARKING SPACES AND 22 EXTERNAL PARKING SPACES WITH VEHICULAR AND PEDESTRIAN ACCESS FROM HART STREET TOGETHER WITH LANDSCAPING – LAGUNA MOTORCYCLES SITE, HART STREET, MAIDSTONE
2. 13/1979 - OUTLINE PLANNING APPLICATION FOR UP TO 55 RESIDENTIAL DWELLINGS WITH MEANS OF ACCESS. ALL OTHER MATTERS RESERVED - LAND NORTH OF HEATH ROAD, COXHEATH, MAIDSTONE, KENT
3. 14/503960 - OUTLINE APPLICATION FOR 13 NO. DWELLING HOUSES WITH ASSOCIATED AMENITY SPACE, SHARED ACCESS ROAD AND NEW FOOTWAY WITH ACCESS, APPEARANCE, LAYOUT AND SCALE TO BE CONSIDERED AT THIS STAGE WITH ALL OTHER MATTERS RESERVED FOR FUTURE CONSIDERATION - LAND EAST OF THATCH BARN ROAD AND SOUTH OF LENHAM ROAD, HEADCORN, KENT
4. 14/503957 - APPLICATION FOR PERMANENT CHANGE OF USE TO A FREE SCHOOL (CLASS D1) - GATLAND HOUSE, GATLAND LANE, MAIDSTONE, KENT

The Development Manager advised Members that application 07/2133 had been withdrawn by the applicant. There was nothing further to report in respect of the other deferred items except that it was hoped that application 14/503957 would be reported back to the Committee in October.

RESOLVED: That the report be noted.

136. 14/506419 - ERECTION OF 35 RESIDENTIAL DWELLINGS, TOGETHER WITH ASSOCIATED HIGHWAY WORKS, AND LANDSCAPING PROVISION - BELL FARM, NORTH STREET, BARMING, KENT

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

Mrs Burn, an objector, Councillor Manser of Barming Parish Council (against), Mr Hawkins, for the applicant, and Councillor Mrs Gooch (Visiting Member) addressed the meeting.

RESOLVED:

1. That consideration of this application be deferred until the next meeting to enable the Officers to ask the applicant if they would be willing to amend the scheme to secure the following:

The retention of the hedgerow on the North Street frontage and including the field margin, which area should include an open SUDS feature;

The relocation of the proposed footway to behind this area; to be a shared surface with no access drives created onto North Street;

The houses may move back slightly, but would be the same density, design and orientation;

The landscaping mix to include species native to Barming; and

The inclusion of renewables and bat/bird bricks in the development.

2. That the scheme is to be reported back to the next meeting of the Committee either to confirm that it will be amended to accommodate these changes or for Members to make a decision on it as it stands.

Voting: 11 – For 0 – Against 0 – Abstentions

During consideration of this application, the meeting was adjourned for five minutes to enable the Officers to finalise the reasons for deferral.

137. 15/500451 - RE-DEVELOPMENT OF AN EXISTING SINGLE DWELLING SITE INTO 5 NEW BUILD DETACHED HOUSES WITH ASSOCIATED PARKING AND LANDSCAPING - 48 LANCET LANE, MAIDSTONE, KENT

The Chairman and Councillors Chittenden, Clark and Cox stated that they had been lobbied.

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

Mrs Yates, an objector, Mr Carter of the North Loose Residents' Association (against), Mr Watkins, for the applicant, and Councillor D Mortimer (Visiting Member) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report, the additional condition and informative set out in the urgent update report and the following additional condition and informative:

Additional Condition

Prior to any works above dpc level, details of proposed renewable energy sources shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the occupation of any dwelling.

Reason: In the interests of sustainable development.

Additional Informative

The Cuckoo Wood wildlife site should be approached regarding translocation of protected species.

Voting: 6 – For 4 – Against 1 – Abstention

138. 15/503966 - CONSTRUCTION OF A PAIR OF SEMI-DETACHED COTTAGES ON NORTHERN SECTION OF PLOT INCLUDING ROOFLIGHTS AND ASSOCIATED PARKING - THE STABLES, EAST COURT, THE STREET, DETLING, KENT

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

Mrs Kennard, an objector, Councillor Evernden of Detling Parish Council (against) and Councillor de Wiggondene (Visiting Member) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informative set out in the report, as amended by the urgent update report, with the following additional condition:

Prior to any works above dpc level, details of proposed renewable energy sources shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the occupation of any dwelling.

Reason: In the interests of sustainable development.

Voting: 6 – For 0 – Against 5 – Abstentions

139. 15/503323 - ERECTION OF BUILDING TO PROVIDE ANCILLARY STORAGE AND FACILITIES - FAIRBOURNE MANOR STABLES, FAIRBOURNE LANE, HARRIETSHAM, KENT

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

Councillor Dean of Harrietsham Parish Council (against) and Mr Tamsett, for the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informative set out in the report, as amended by the urgent update report, with the following additional condition and informative:

Additional Condition

Prior to the first use of the building hereby permitted, a bat tube shall be installed in the eaves, the details of which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of biodiversity.

Additional Informative

The applicant is advised that suitable protective fencing, such as chestnut spile fencing, should be erected to protect the new planting.

Voting: 11 – For 0 – Against 0 – Abstentions

140. 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:

1. That the report be noted.
2. That the Officers be commended for their work in relation to the St Luke's Centre, Foley Street.

141. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

142. CONDITIONS RELATING TO RENEWABLES AND BAT/SWIFT BRICKS

In response to comments by Members, the Development Manager undertook to remind the Development Management Team that conditions relating to renewables and bat/swift bricks should be attached to permissions as standard in future.

143. DURATION OF MEETING

6.00 p.m. to 9.20 p.m.