

**MAIDSTONE BOROUGH COUNCIL**

**COMMUNITIES, HOUSING AND ENVIRONMENT COMMITTEE**

**20 SEPTEMBER 2016**

**REFERENCE FROM PLANNING COMMITTEE**

**AIR QUALITY MITIGATION**

The Planning Committee, at its meeting held on 14 July 2016, considered applications 14/506264, 15/509015 and 15/509251 for housing development along the A274. One of the applications was the subject of an appeal against non-determination, but it was still necessary for the Committee to indicate what it would have done had the appeal not been lodged. The Committee gave delegated powers to the Head of Planning and Development to approve the two applications not subject to an appeal against non-determination subject to the prior completion of a suitable legal agreement and conditions. With regard to the other application, the Committee agreed that the Planning Inspectorate be informed that had the appeal not been submitted, it would have given delegated powers to approve subject to the prior completion of a suitable legal agreement and conditions.

The Committee was mindful that a low emission strategy workshop would be held in four days' time on 18 July 2016 and that an action plan might be emerging. The Committee agreed to ask the Communities, Housing and Environment Committee to look at how the Sutton Road/Loose Road area can be built into any action plan (or similar programme should one be formulated) for air quality mitigation having regard to the above mentioned housing developments coming forward.

**RECOMMENDED:** That consideration be given to how the Sutton Road/Loose Road area can be built into any action plan (or similar programme should one be formulated) for air quality mitigation having regard to the housing developments coming forward.

Note: The Planning Committee, at its meeting held on 25 August 2016, considered a duplicate application to the one which was the subject of an appeal against non-determination. The Committee gave delegated powers to the Head of Planning and Development to approve the application subject to the prior completion of a suitable legal agreement and conditions.