

## **MAIDSTONE BOROUGH COUNCIL**

### **PLANNING COMMITTEE**

#### **MINUTES OF THE MEETING HELD ON 18 OCTOBER 2018**

**Present:** Councillor English (Chairman) and  
Councillors Adkinson, Boughton, Harwood,  
Kimmance, Munford, Parfitt-Reid, Perry, Round,  
Spooner, Vizzard and Wilby

**Also Present:** Councillor de Wiggondene-Sheppard

161. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillor Bartlett.

162. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

163. NOTIFICATION OF VISITING MEMBERS

It was noted that Councillor de Wiggondene-Sheppard had indicated his wish to speak on the report of the Head of Planning and Development relating to application 18/504192 (The Stables, East Court, The Street, Detling, Maidstone, Kent), and was on his way to the meeting.

Note: Councillor de Wiggondene-Sheppard entered the meeting at this point (6.03 p.m.).

164. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

165. URGENT ITEMS

The Chairman stated that, in his opinion, the written and verbal 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.

166. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

167. EXEMPT ITEMS

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

168. MINUTES OF THE MEETING HELD ON 27 SEPTEMBER 2018

**RESOLVED:** That the Minutes of the meeting held on 27 September 2018 be approved as a correct record and signed.

169. PRESENTATION OF PETITIONS

There were no petitions.

170. DEFERRED ITEMS

17/503291 - ERECTION OF 6 NO. LIGHTWEIGHT COMMERCIAL/INDUSTRIAL UNITS - THE PACKHOUSE, QUEEN STREET, PADDOCK WOOD, TONBRIDGE, KENT

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

18/501312 - PROVISION OF A CONTROLLED ATMOSPHERE STORE, CONCRETE HARDSTANDING, IRRIGATION LAGOON AND ASSOCIATED ENGINEERING OPERATIONS (INCLUDING LAND RAISING/EARTHWORKS) AND THE UPGRADING OF AN EXISTING TRACK AND ACCESS - SWANTON FARM, BICKNOR ROAD, BICKNOR, KENT

The Development Manager said that he understood that it was hoped to report this application to the next meeting of the Committee.

18/501745/REM - APPROVAL OF RESERVED MATTERS FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR PHASE 4 COMPRISING 71 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE, PURSUANT OF OUTLINE APPROVAL 13/1749 - LAND TO THE EAST OF HERMITAGE LANE, MAIDSTONE, KENT

The Development Manager said that he understood that it was hoped to report this application to the next meeting of the Committee.

171. 18/504192 - CONSTRUCTION OF A PAIR OF SEMI-DETACHED COTTAGES ON NORTHERN SECTION OF PLOT INCLUDING ROOFLIGHTS AND ASSOCIATED PARKING. (DEMOLITION OF EXISTING KENNEL BUILDINGS AND GARDEN WALL) (REVISION TO 18/500563/FULL) - THE STABLES, EAST COURT, THE STREET, DETLING, MAIDSTONE, KENT

All Members except Councillors Parfitt-Reid, Perry and Spooner stated that they had been lobbied.

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

In presenting the report, the Senior Planning Officer advised the Committee that with regard to land ownership issues, a number of representations had been received that week. To clarify, it was considered that the boundary wall to the front of the proposed houses was within the application outline, and there was no reason to doubt what was stated on the ownership certificate after reviewing Land Registry titles sent by the agent. It was not the responsibility of the Officers to form a definitive view as to whether the ownership certificate was correct or not, but on the face of it, it did appear to be correct.

Mrs Kennard, an objector, Councillor Howells of Detling Parish Council, Mrs Ellis, the applicant, and Councillor de Wiggondene-Sheppard (Visiting Member) addressed the meeting.

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

Voting: 12 – For 0 – Against 0 – Abstentions

172. 18/503831 - CHANGE OF USE OF THE LAND FOR THE STATIONING OF ONE STATIC MOBILE HOME FOR GYPSY AND TRAVELLER ACCOMMODATION IN CONNECTION WITH THE EXISTING ADJACENT SITE, AND FOR THE PROVISION OF A UTILITY BUILDING AND ASSOCIATED HARD AND SOFT LANDSCAPING - LAND WEST OF THE BARN, STILEBRIDGE LANE, LINTON, KENT

The Chairman and Councillor Round stated that they had been lobbied.

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

Councillor Cresswell of Linton Parish Council and Mr McKay, for the applicant, addressed the meeting.

**RESOLVED:**

1. That permission be granted subject to the conditions set out in the report with an additional condition removing permitted development rights in relation to fencing except for what is shown on the approved plans.
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: 9 – For 0 – Against 3 – Abstentions

173. 18/503935 - ERECTION OF TIMBER GARDEN STORE. (RETROSPECTIVE) - OAKLANDS, GRAVELLY BOTTOM ROAD, KINGSWOOD, MAIDSTONE, KENT

The Chairman and Councillors Boughton, Kimmance, Round and Wilby stated that they had been lobbied.

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

Councillor Tandy of Broomfield and Kingswood Parish Council addressed the meeting.

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

Voting: 12 – For 0 – Against 0 – Abstentions

174. 18/501594 - ERECTION OF BUILDING FOR 6 NO. BED AND BREAKFAST ROOMS ASSOCIATED WITH THE POTTING SHED - THE POTTING SHED, SUTTON ROAD, LANGLEY, KENT

All Members except Councillors Adkinson, Boughton and Parfitt-Reid stated that they had been lobbied.

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

It was noted that Langley Parish Council, which objected to the application and had asked that it be determined by the Committee, was unable to be represented at the meeting and had submitted its apologies.

**RESOLVED:** That permission be granted subject to the conditions and informative set out in the report and the additional conditions set out in the urgent update report.

Voting: 12 – For 0 – Against 0 – Abstentions

175. 18/503262 - ERECTION OF A 3 METRE FIRST FLOOR REAR EXTENSION ABOVE EXISTING SINGLE STOREY REAR EXTENSION WITH EXTERNAL ALTERATIONS TO FENESTRATION (REVISION TO 18/501178/FULL) - 20 PINE GROVE, MAIDSTONE, KENT

The Chairman and Councillors Harwood, Kimmance, Munford, Round and Vizzard stated that they had been lobbied.

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

Mr Tasker, an objector, and Mrs Chance, the applicant, addressed the meeting.

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

Voting: 12 – For 0 – Against 0 – Abstentions

176. 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.

177. DURATION OF MEETING

6.00 p.m. to 7.35 p.m.