

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

22 OCTOBER 2020

REPORT OF THE HEAD OF PLANNING AND DEVELOPMENT

DEFERRED ITEMS

The following applications stand deferred from previous meetings of the Planning Committee. The Head of Planning and Development will report orally at the meeting on the latest situation.

APPLICATION	DATE DEFERRED
<p><u>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</u></p> <p>Deferred to enable the Officers to seek to secure:</p> <p>A more detailed and improved Woodland Management Plan taking into account the suggestions made by Boxley Parish Council in its representations to the Committee and including not just the woodland but also the spatial edges and brushwood areas;</p> <p>More information relating to the funding arrangements being adequate to deliver the Woodland Management Plan cross-referencing the obligations in the unilateral undertaking;</p> <p>More dormouse bridges and an underpass for wildlife;</p> <p>Insect bricks in end walls adjacent to the public highway/public footpaths and bug hotels in the natural areas;</p>	<p>20 August 2020</p>

<p>Wildlife friendly boundary treatments including gaps for hedgehogs;</p> <p>Deadwood piles to provide wildlife habitats;</p> <p>More bird/bat boxes in standard trees at a reasonable height; and</p> <p>No Sycamore trees within planting schemes.</p>	
<p><u>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</u></p> <p>Deferred to enable the Officers to:</p> <p>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;</p> <p>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.</p>	<p>24 September 2020 adjourned to 1 October 2020</p>
<p><u>20/502133/FULL - SITING OF 1 NO. ADDITIONAL MOBILE HOME AND 1 NO. ADDITIONAL TOURER (RETROSPECTIVE) - OAKLANDS, LENHAM ROAD, HEADCORN, KENT</u></p> <p>Deferred to enable the Officers to investigate the status of the separate access from the application site onto Lenham Road (i.e. is it lawful and immune from enforcement action).</p>	<p>24 September 2020 adjourned to 1 October 2020</p>
<p><u>20/502770/FULL - ERECTION OF SINGLE STOREY SIDE EXTENSION, PART SINGLE STOREY PART TWO STOREY REAR EXTENSION, NEW UPPER FLOOR, TOGETHER WITH EXTERNAL ALTERATIONS AND CHANGE OF USE OF COMMERCIAL TO RESIDENTIAL TO FORM 10 NO. RESIDENTIAL UNITS - HOLMAN HOUSE, STATION ROAD, STAPLEHURST, TONBRIDGE, KENT</u></p> <p>Deferred to enable the Officers to seek details of the following to address Members' concerns:</p>	<p>24 September 2020 adjourned to 1 October 2020</p>

<p>Electric vehicle charging points and renewable energy generation including Solar PV.</p> <p>Biodiversity enhancements including retention of the hedge.</p> <p>The acoustic fence installation.</p> <p>Turning area and parking facilities, including cycle parking.</p> <p>Bin storage.</p> <p>The design treatment of the windows to the rear of the development.</p> <p>A revised internal layout to address room sizes and space standards guidelines.</p> <p>The suitability of units for elderly/disabled residents.</p>	
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