

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE REMOTE MEETING HELD ON 25 MARCH 2021 ADJOURNED TO 29 MARCH 2021

Present: Councillor English (Chairman) and
29 March Councillors Adkinson, Brindle, Harwood, Kimmance,
2021 Munford, Parfitt-Reid, Perry, Powell, Spooner,
Vizzard, Wilby and Young

512. COUNCILLOR KEITH ADKINSON

The Chairman said that, since this was the penultimate meeting of the Committee before the Borough Council elections in May 2021, he wished to take the opportunity to thank Councillor Adkinson, who would not be seeking re-election, for his services as a Councillor and as a Member and Political Group Spokesperson of the Planning Committee.

513. APOLOGIES FOR ABSENCE

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

514. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Young was substituting for Councillor Eves.

515. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

516. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

517. URGENT ITEMS

The Chairman said that, in his opinion, the update report of the Head of Planning and Development in relation to application 20/503651/FULL (River Wood, Chegworth Lane, Harrietsham, Kent) and any 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.

518. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Powell disclosed an Other Significant Interest in the report of the Head of Planning and Development relating to application

20/503651/FULL (River Wood, Chegworth Lane, Harrietsham, Kent) due to the possible impact of the development on his property. He added that there was an ongoing issue regarding a piece of his garden that was in dispute regarding ownership. However, the land did not adjoin the red line boundary. He would make representations and then leave the meeting when the application was discussed.

519. DISCLOSURES OF LOBBYING

All Members except Councillors Harwood and Young stated that they had been lobbied on the report of the Head of Planning and Development relating to application 20/503651/FULL (River Wood, Chegworth Lane, Harrietsham, Kent).

520. EXEMPT ITEMS

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

521. 20/503651/FULL - CONSTRUCTION OF 6 NO. ONE BEDROOM TOURIST LODGES (RE-SUBMISSION OF 19/500305/FULL) - RIVER WOOD, CHEGWORTH LANE, HARRIETSHAM, KENT

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

In presenting the application, the Development Team Leader advised the Committee that he wished to add a condition requiring on-site renewable energy.

Having disclosed an Other Significant Interest, Councillor Powell addressed the Committee and then left the meeting while this application was considered.

RESOLVED:

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

An additional condition requiring on-site renewable energy;

The amendment of condition 5 (Biodiversity Enhancements) to include the provision of bee bricks;

The amendment of condition 6 (Ecological Management Plan) to specify that the Plan shall be for as long as the tourist use remains in operation and to require the individual hedges surrounding the lodges to be maintained at a height of approx. 1.8-2.0m;

The amendment of condition 8 (Approved Layout Plan) to prevent development in the meadow area including use for tourism related

purposes in any way and to specify that it shall only be used as a wildlife area;

The amendment of the reason for condition 8 by the deletion of the words "in the interests of the amenities of the occupiers of neighbouring residential properties" and the addition of wording relating to the protection and enhancement of biodiversity;

The amendment of condition 10 (Hard Surfacing) to ensure permeable paving;

The amendment of condition 16 (Landscaping Scheme) to (a) specify that the landscaping scheme shall include native species climbing plants to the weld mesh fencing and exclude the planting of Sycamore trees and (b) require the use of non-plastic tree guards; and

An additional informative advising the applicant that the nature conservation area should be maintained as rough grass with a mosaic mowing regime which ensures that some areas are not cut in any one year.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional and amended conditions and the additional informative and to amend any other conditions as a consequence.

Voting: 12 – For 0 – Against 0 – Abstentions

Note: Councillor Powell was not present for the discussion and voting on this application.

522. 20/505996/FULL - REPLACEMENT OF EXISTING ROOFLIGHT AND WINDOWS TO BATHROOM AND KITCHEN, INCLUDING EXTERNAL WORKS TO COTTAGE AND OUTBUILDING - 1 KEEPERS COTTAGE, MOTE PARK, MAIDSTONE, KENT

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

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

Voting: 12 – For 0 – Against 0 – Abstentions

Note: Councillor Wilby was not present for the voting on this application.

523. 20/505997/LBC - LISTED BUILDING CONSENT FOR REPLACEMENT OF EXISTING ROOFLIGHT AND WINDOWS TO BATHROOM AND KITCHEN, INCLUDING INTERNAL AND EXTERNAL WORKS TO COTTAGE AND OUTBUILDING - 1 KEEPERS COTTAGE, MOTE PARK, MAIDSTONE, KENT

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

RESOLVED: That Listed Building Consent be granted subject to the conditions and informative set out in the report.

Voting: 12 – For 0 – Against 0 – Abstentions

Note: Councillor Wilby was not present for the voting on this application.

524. 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.

Members thanked the Officers for the Council's ongoing success at appeal.

RESOLVED: That the report be noted.

525. ENFORCEMENT TRACKER

The Development Manager presented the enforcement tracker report which provided the current status of enforcement cases where formal notices had been served.

The Development Manager advised the Committee that he was looking at how real-time information could be provided for Members on live enforcement cases. This could involve Members logging into a dashboard system to gain access to live enforcement cases with a benchmark date of 1 January 2021. He hoped to be able to report back to Members very soon.

Members welcomed these new arrangements, and in the meantime asked the Development Manager to consider how the information contained in the enforcement tracker report might better be presented/made available to them.

RESOLVED: That the report be noted.

526. DURATION OF MEETING

6.00 p.m. to 7.14 p.m.