

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 27 MAY 2021
ADJOURNED TO 3 JUNE 2021

Present: **Councillor Spooner (Chairman) and**
3 June **Councillors Brindle, Cox, English, Harwood, Holmes,**
2021 **Kimmanche, Munford, Perry, Round, Springett and**
 Young

25. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Eves and Parfitt-Reid.

26. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Round for Councillor Eves.
Councillor Springett for Councillor Parfitt-Reid.

27. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

28. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

29. URGENT ITEMS

The Chairman said that, in his opinion, any updates to be included in the Officer presentations should be taken as urgent items as they would contain further information relating to the applications to be considered at the meeting.

30. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

31. DISCLOSURES OF LOBBYING

Councillors Brindle and Harwood stated that they had been lobbied on the report of the Head of Planning and Development relating to application 20/505745/LBC (Bicknor Farm, Sutton Road, Langley, Maidstone, Kent).

32. EXEMPT ITEMS

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

33. 20/505745/LBC - LISTED BUILDING CONSENT FOR THE DEMOLITION OF A CURTILAGE LISTED BUILDING AT BICKNOR FARM TO ALLOW FOR A NEW RESIDENTIAL DEVELOPMENT GRANTED UNDER PLANNING APPLICATION 20/500713/FULL - BICKNOR FARM, SUTTON ROAD, LANGLEY, MAIDSTONE, KENT

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

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, Members considered that:

The very limited public benefits arising from the proposal did not clearly and convincingly justify the demolition of the curtilage listed building and therefore did not outweigh the less than substantial harm resulting from the demolition of the building.

The curtilage listed building still retains an important functional relationship with the setting and context of the Grade II listed farmhouse and the understanding of its relationship with the former farmyard.

The works to demolish the curtilage listed building are considered contrary to policies SP18 and DM4 of the Maidstone Borough Local Plan 2017 and paragraphs 193, 194 and 196 of the NPPF.

RESOLVED: That permission be refused and that the Head of Planning and Development be given delegated powers to finalise the reason(s) for refusal to include those key issues cited above.

Voting: 7 – For 2 – Against 2 – Abstentions

Note: Councillor English left the meeting during consideration of this application (6.41 p.m.). He returned shortly after and did not participate further in the discussion and voting on the application.

34. 21/501467/FULL - INTERNAL ALTERATIONS TO CREATE 2 NO. ADDITIONAL UNITS AT FIRST AND SECOND FLOOR OF THE TRINITY FOYER - THE TRINITY FOYER, 20 CHURCH STREET, MAIDSTONE, KENT

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

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

Voting: 9 – For 2 – Against 1 – Abstention

35. 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. It was noted that the decisions were disappointing given the Council's previous successful record at appeal.

Arising from consideration of this item, the Development Manager advised the Committee that a report would be submitted to the next meeting setting out a proposed planning training programme for Members, including training on enforcement and the formulation of conditions (for example, in relation to curtilages arising from case law).

RESOLVED: That the report be noted.

36. DURATION OF MEETING

6.00 p.m. to 7.30 p.m.