

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 25 AUGUST 2022

Present:

Committee Members:	Councillor Spooner (Chairman) and Councillors Brindle, Cox, English, Harwood, Holmes, Kimmance, McKenna, Munford, Perry, Trzebinski, D Wilkinson and Young
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66. APOLOGIES FOR ABSENCE

There were no apologies for absence.

67. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

68. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

69. ITEMS WITHDRAWN FROM THE AGENDA

The Major Projects Manager sought the Committee's agreement to the withdrawal of the following applications from the agenda due to incomplete consultation or notification:

Item 13 – 22/502032/FULL – 2 Reader Drive, Marden, Kent

Item 15 – 22/501055/FULL – Orchard View Garage, Benover Road, Yalding, Maidstone, Kent

Item 19 – 21/503150/FULL – The Old Forge, Chartway Street, East Sutton, Maidstone, Kent

Item 20 – 22/501684/FULL – 3 The Parade, Staplehurst, Tonbridge, Kent

RESOLVED: That agreement be given to the withdrawal of applications 22/502032/FULL, 22/501055/FULL, 21/503150/FULL and 22/501684/FULL from the agenda.

70. URGENT ITEMS

The Chairman said that there were no urgent items other than the earlier recommendation that four applications be withdrawn from the agenda due to incomplete consultation or notification.

71. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor English wished to make clear that although he had requested that application 22/502019/FULL (17 Albion Place, Maidstone, Kent) be reported to the Committee if Officers were minded to recommend refusal, he had not made representations on the proposed development.

72. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

12.	22/502019/FULL – 17 Albion Place, Maidstone, Kent	Councillors English, Holmes, Kimmance, McKenna, Munford, Trzebinski and Young
13.	22/502032/FULL - 2 Reader Drive, Marden, Kent (withdrawn from the agenda)	No lobbying
14.	22/502259/FULL – 44 Queens Road, Maidstone, Kent	No lobbying
15.	22/501055/FULL – Orchard View Garage, Benover Road, Yalding, Maidstone, Kent (withdrawn from the agenda)	No lobbying
16.	22/500193/FULL – 1 Greengates, Lenham Road, Headcorn, Ashford, Kent	Councillors Brindle and Perry
17.	21/506265/FULL – Greengates, 2 Lenham Road, Headcorn, Ashford, Kent	Councillors Brindle and Perry
18.	20/506149/FULL – Scammell Lodge, Friningham, Detling, Kent	No lobbying
19.	21/503150/FULL – The Old Forge, Chartway Street, East Sutton, Maidstone, Kent (withdrawn from the agenda)	Councillors Cox and Harwood
20.	22/501684/FULL – 3 The Parade, Staplehurst, Tonbridge, Kent (withdrawn from the agenda)	No lobbying
21.	22/500532/FULL – Southfield Stables, South Lane, Sutton Valence, Kent	No lobbying
22.	21/506664/FULL – Rosehill, Vanity Lane, Linton, Maidstone, Kent	No lobbying
23.	22/500945/FULL – Land Opposite Little Budds Farm, Gravelly Ways, Laddingford, Kent	No lobbying

73. EXEMPT ITEMS

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

74. MINUTES OF THE MEETING HELD ON 21 JULY 2022

RESOLVED: That the Minutes of the meeting held on 21 July 2022 be approved as a correct record and signed.

75. PRESENTATION OF PETITIONS

There were no petitions.

76. 22/502019/FULL - CHANGE OF USE FROM OFFICES TO FORM 7(NO) RESIDENTIAL UNITS, INCLUDING DEMOLITION OF TEMPORARY CYCLE COVER AND ERECTION OF SINGLE STOREY SIDE EXTENSION - 17 ALBION PLACE, MAIDSTONE, KENT

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

In introducing the application, the Senior Planning Officer wished to clarify that the reason for referral to Committee section of the report was incorrect. Councillor English had requested that the application be referred to Committee if Officers were minded to recommend refusal, not approval as stated.

Mr Hawkins addressed the meeting in person on behalf of the applicant.

RESOLVED: That permission be refused for the reasons and informatives set out in the report.

Voting: 7 – For 6 – Against 0 – Abstentions

77. 22/500193/FULL - RETROSPECTIVE APPLICATION FOR MATERIAL CHANGE OF USE OF LAND TO A MIXED USE OF LAND FOR STATIONING OF CARAVANS FOR RESIDENTIAL PURPOSES AND THE KEEPING OF HORSES - 1 GREENGATES, LENHAM ROAD, HEADCORN, ASHFORD, KENT

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

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

Voting: 11 – For 2 – Against 0 – Abstentions

78. 21/506265/FULL - RETROSPECTIVE APPLICATION FOR A MATERIAL CHANGE OF USE OF LAND FOR STATIONING OF CARAVANS FOR RESIDENTIAL OCCUPATION AND KEEPING OF HORSES WITH ASSOCIATED OPERATIONAL DEVELOPMENT INCLUDING HARD STANDING, PACKAGE TREATMENT PLANT, GAS TANK, SHED, DOG RUN AND STABLES - GREENGATES, 2 LENHAM ROAD, HEADCORN, ASHFORD, KENT

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

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

Voting: 11 – For 2 – Against 0 – Abstentions

79. 22/500532/FULL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 1 NO. DETACHED DWELLING WITH ASSOCIATED GARAGE, DRIVEWAY AND LANDSCAPING - SOUTHFIELD STABLES, SOUTH LANE, SUTTON VALENCE, 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: 13 – For 0 – Against 0 – Abstentions

80. 21/506664/FULL - DEMOLITION AND REBUILDING OF THE EXISTING BARN TO PROVIDE A 3 BEDROOM DWELLING INCLUDING REAR PAVILIONS LINKED BY GLASS LINK. RE-ROUTING AND ALTERATION OF EXISTING ROAD ACCESS TO ALLOW SEPARATE ACCESS TO HOUSE AND BARN AND ASSOCIATED LANDSCAPING - ROSEHILL, VANITY LANE, LINTON, 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: 13 – For 0 – Against 0 – Abstentions

81. 22/500945/FULL - RETROSPECTIVE APPLICATION FOR ERECTION OF 1 NO. STABLE BLOCK COMPRISING 2 NO. LOOSE BOXES AND 1 NO. HAY STORE AND CHANGE OF USE OF FIELD TO Paddock FOR EQUINE PURPOSES - LAND OPPOSITE LITTLE BUDDS FARM, GRAVELLY WAYS, LADDINGFORD, KENT

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

The Chairman advised Members that Yalding Parish Council had withdrawn its request that the application be determined by the Committee.

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

Voting: 13 – For 0 – Against 0 – Abstentions

82. 20/506149/FULL - DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION OF 3 NO. REPLACEMENT BUILDINGS FOR USE WITHIN CLASSES B2 (GENERAL INDUSTRY), B8 (STORAGE AND DISTRIBUTION) AND E(G)(II) LIGHT INDUSTRY, INCLUDING ANCILLARY PARKING FACILITIES; IMPROVEMENTS TO ACCESS ROAD, IMPROVEMENT TO THE JUNCTION WITH THE A249, BOUNDARY FENCING AND LANDSCAPING - SCAMMELL LODGE, FRININGHAM, DETLING, KENT

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

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report with an additional condition specifying that the buildings hereby approved shall achieve a BREEAM rating of 'Very Good'.
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: 12 – For 0 – Against 1 – Abstention

83. 22/502259/FULL - ERECTION OF A TWO STOREY SIDE AND PART REAR WRAP AROUND EXTENSION AND A PART SINGLE STOREY REAR EXTENSION. ERECTION OF AN OUTBUILDING TO CREATE A HOME OFFICE - 44 QUEENS ROAD, MAIDSTONE, KENT

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

In introducing the application, the Major Projects Manager advised the Committee that he wished to amend the second sentence of recommended condition 4 (Enhancement of Biodiversity) to read:

The scheme shall consist of the enhancement of biodiversity through ~~at least one~~ integrated methods into the design and appearance of the extension/outbuilding by means such as swift bricks, bat tubes or bee bricks, and through the provision within the site curtilage such as bird boxes, bat boxes, bug hotels, log piles, wildflower planting and hedgehog corridors.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report, as amended by the Major Projects Manager when introducing the application, with the amendment of condition 5 (Optimum Energy and Water Efficiency) to require the incorporation of renewable energy generation measures and investigation of the potential for an electric vehicle charging point.
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the amended conditions.

Voting: 11 – For 0 – Against 2 – Abstentions

84. 22/502032/FULL - ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION. ERECTION OF SINGLE STOREY REAR EXTENSION TO GARAGE TO CREATE UTILITY STORE. CONVERSION OF LOFT INTO HABITABLE SPACE WITH INSERTION OF REAR DORMER AND FRONT ROOFLIGHTS AND INTERNAL ALTERATIONS. RELOCATION OF EXISTING SOLAR PANELS TO FLAT ROOF OF REAR DORMER (RE-SUBMISSION OF 22/500698/FULL) - 2 READER DRIVE, MARDEN, KENT

See Minute 69 above

85. 22/501055/FULL - (RETROSPECTIVE) DEMOLITION OF EXISTING WORKSHOP. ERECTION OF SINGLE STOREY SIDE EXTENSION FOR USES FALLING WITHIN CLASS E: (A) DISPLAY OR RETAIL SALE OF GOODS, OTHER THAN HOT FOOD, PRINCIPALLY TO VISITING MEMBERS OF THE PUBLIC, OR (B) SALE OF FOOD AND DRINK PRINCIPALLY TO VISITING MEMBERS OF THE PUBLIC WHERE CONSUMPTION OF HOT FOOD AND DRINK IS MOSTLY UNDERTAKEN ON THE PREMISES, OR (C) PROVISION OF THE FOLLOWING KINDS OF SERVICES PRINCIPALLY TO VISITING MEMBERS OF THE PUBLIC - (I) FINANCIAL SERVICES, (II) PROFESSIONAL SERVICES (OTHER THAN HEALTH OR MEDICAL SERVICES), (III) ANY OTHER SERVICES WHICH IT IS APPROPRIATE TO PROVIDE IN A COMMERCIAL, BUSINESS OR SERVICE LOCALITY, OR G (I) AN OFFICE TO CARRY OUT ANY OPERATIONAL OR ADMINISTRATIVE FUNCTIONS - ORCHARD VIEW GARAGE, BENOVER ROAD, YALDING, MAIDSTONE, KENT

See Minute 69 above

86. 21/503150/FULL - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 3 NO. HOUSES WITH ASSOCIATED AMENITY SPACE, LANDSCAPING AND ACCESS - THE OLD FORGE, CHARTWAY STREET, EAST SUTTON, MAIDSTONE, KENT

See Minute 69 above

87. 22/501684/FULL - CHANGE OF USE FROM SHOP (CLASS E) TO A HOT FOOD TAKEAWAY (SUI GENERIS) AND INSTALLATION OF A FLUE - 3 THE PARADE, STAPLEHURST, TONBRIDGE, KENT

See Minute 69 above

88. 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. The Major Projects Manager advised the Committee that complaint letters had been sent to the Planning Inspectorate's Quality Assurance Unit on matters raised at previous meetings. The responses would be reported back to the Committee in due course.

RESOLVED: That the report be noted.

Note: Councillor English was not present for this item.

89. DURATION OF MEETING

6.00 p.m. to 7.25 p.m.