

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON THURSDAY 23 MAY 2024

Present:

Committee Members:	Councillor Wilby (Chairman) and Councillors Cleator, Cox, Harwood, Jeffery, M Naghi, Riordan, Spooner, Springett, Summersgill, M Thompson, S Thompson and D Wilkinson
Visiting Members:	Councillors J Sams and J Wilkinson

6. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Trzebinski.

7. NOTIFICATION OF SUBSTITUTE MEMBERS

Councillor Springett was present as Substitute Member for Councillor Trzebinski.

8. NOTIFICATION OF VISITING MEMBERS

Councillor J Sams was present as a Visiting Member for item 15 (23/504443/FULL – Land at Oakland Place, Greenway Forstal, Harrietsham, Kent) if not withdrawn from the agenda.

Councillor J Wilkinson was present as a Visiting Member for item 17 (23/503025/FULL – The Vale Nursing Home, 191 Willington Street, Maidstone, Kent).

9. ITEMS WITHDRAWN FROM THE AGENDA

The Senior Planning Officer sought the Committee's agreement to the withdrawal of application 23/504443/FULL (Land at Oakland Place, Greenway Forstal, Harrietsham, Kent) from the agenda. He explained that this was a retrospective application which the report did not properly reflect, and the built layout did not match the submitted plans. Amendments were being sought to seek to regularise what had been implemented and it was the intention to report the application back to the next meeting of the Committee for decision.

RESOLVED: That agreement be given to the withdrawal of application 23/504443/FULL from the agenda.

10. URGENT ITEMS

The Chairman stated that he intended to take the update reports of the Head of Development Management and any verbal updates in the Officer presentations as urgent items as they contained further information relating to the applications to be considered at the meeting.

11. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Summersgill stated that he was a Member of Marden Parish Council. However, he had not participated in the Parish Council's discussions on application 21/503412/FULL (Marden Sports Club, Maidstone Road, Marden, Kent) and intended to speak and vote when it was considered.

Councillor D Wilkinson stated that although his wife, Councillor J Wilkinson, would be speaking as a Visiting Member on item 17 (23/503025/FULL – The Vale Nursing Home, 191 Willington Street, Maidstone, Kent), he was approaching consideration of the application with an open mind and intended to speak and vote when it was discussed.

12. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

14.	23/504000/FULL - Chart View, Chart Hill Road, Chart Sutton, Kent	Councillors Cox, Harwood, Spooner, Springett, Summersgill, M Thompson, Wilby and D Wilkinson
15.	23/504443/FULL - Land at Oakland Place, Greenway Forstal, Harrietsham, Kent	Councillors S Thompson and Wilby
16.	21/503412/FULL - Marden Sports Club, Maidstone Road, Marden, Kent	Councillor Harwood
17.	23/503025/FULL - The Vale Nursing Home, 191 Willington Street, Maidstone, Kent	Councillors Harwood, Spooner, Springett, S Thompson, Wilby and D Wilkinson
19.	23/503788/FULL - Plots 6 & 7 Eclipse Park, Sittingbourne Road, North, Maidstone, Kent	Councillor Harwood
22.	23/504118/FULL - Hook Farm, Kings Lane, Marden, Kent	Councillor Riordan

13. EXEMPT ITEMS

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

14. MINUTES OF THE MEETING HELD ON 18 APRIL 2024

RESOLVED: That the Minutes of the meeting held on 18 April 2024 be approved as a correct record and signed.

15. MINUTES OF THE MEETING HELD ON 21 MAY 2024

RESOLVED: That the Minutes of the meeting held on 21 May 2024 be approved as a correct record and signed.

16. PRESENTATION OF PETITIONS

There were no petitions.

17. DEFERRED ITEMS

23/503671/FULL – DEMOLITION OF EXISTING HOUSE AND OUTBUILDING. ERECTION OF 2 NO. DWELLINGS INCLUDING EXTENSION OF EXISTING CROSSOVER AND ASSOCIATED PARKING - MONTROSE, SUTTON ROAD, LANGLEY, MAIDSTONE, KENT

The Development Management Team Leader advised Members that discussions were continuing in respect of this application and it was anticipated that it would be reported back to the Committee within the next few months.

23/504552/FULL - DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND ERECTION OF A MIXED-USE DEVELOPMENT COMPRISING 217NO. RESIDENTIAL DWELLINGS AND 1,863.5SQM OF COMMERCIAL FLOORSPACE (COMPRISING FLEXIBLE E USE CLASSES) COMPRISING BLOCK A (6-7 STOREYS), BLOCK B (8-9 STOREYS), BLOCK C & D (7-8 STOREYS), BLOCK E (3 STOREYS), PUBLIC REALM WORKS (SANDLING ROAD FRONTAGE AND PUBLIC PIAZZA), CAR AND CYCLE PARKING, LANDSCAPING, INFRASTRUCTURE (INTERNAL ROADS), EARTHWORKS, AND ANCILLARY WORKS (SUB-STATIONS AND GENERATOR) - FORMER ROYAL MAIL SORTING OFFICE, SANDLING ROAD, MAIDSTONE, KENT

The Development Management Team Leader advised Members that discussions had taken place and the applicant was expected to respond soon on the issues raised.

18. 23/504443/FULL - STATIONING OF 2NO. STATIC CARAVANS FOR GYPSY AND TRAVELLER USE - LAND AT OAKLAND PLACE, GREENWAY FORSTAL, HARRIETSHAM, KENT

See Minute 9 above.

19. 23/503025/FULL - CHANGE OF USE OF EXISTING CARE HOME TO 11NO. RESIDENTIAL APARTMENTS, INCLUDING ERECTION OF 2NO. FIRST FLOOR EXTENSIONS, AN ADDITIONAL REAR DORMER, ALTERATIONS TO FENESTRATION, AND ASSOCIATED PARKING, LANDSCAPING, AMENITY SPACE AND SECURE BIN/CYCLE STORAGE - THE VALE NURSING HOME, 191 WILLINGTON STREET, MAIDSTONE, KENT

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

Mr May, an objector, Mr Elsworth, a concerned resident in the Residents' Association speaker slot with the Chairman's discretion, Mr Hadley, for the applicant, and Councillor J Wilkinson, a Visiting Member, addressed the meeting.

RESOLVED: That consideration of this application be deferred to:

Enable Members to consider the financial viability appraisal and the independent review of that appraisal which concluded that the scheme does not appear sufficiently viable to support a contribution towards affordable housing.

Explore the possibility of a mechanism to prevent some future occupiers from having cars and consider what impact that would have on the parking on the site and whether that would lead to the protection of the grass verge. This to include consideration of a car scheme for occupiers with no parking spaces.

Seek further information about the permeability of the surfacing to be used for the parking area and how that permeability will be maintained going forward.

Negotiate the incorporation of native tree cover into the site frontage to soften the visual impact and break up the car parking.

Negotiate integral niches for wildlife.

Explore the possibility of further native tree planting along the site boundaries, particularly along the north and northeast boundaries, to create some enclosure.

Seek further information about the renewables to be used in order to understand the design and amenity impacts.

Voting: 13 – For 0 – Against 0 – Abstentions

20. 21/503412/FULL - ERECTION OF 8NO. FULL MASTS AND 4NO. LOWER MASTS FLOODLIGHTING TO SERVE THE SPORTS PITCHES - MARDEN SPORTS CLUB, MAIDSTONE ROAD, MARDEN, KENT

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

RESOLVED:

1. That permission be granted subject to the conditions set out in the report.
2. That the Head of Development Management be given delegated powers to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 13 – For 0 – Against 0 – Abstentions

21. 23/504000/FULL - (PART RETROSPECTIVE) SITING OF 3NO. ADDITIONAL STATIC CARAVANS FOR GYPSY AND TRAVELLER USE AND RETROSPECTIVE SITING OF 1NO. ADDITIONAL STATIC CARAVAN FOR GYPSY AND TRAVELLER USE - CHART VIEW, CHART HILL ROAD, CHART SUTTON, KENT

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

In introducing the application, the Senior Planning Officer drew Members' attention to the urgent update report in which the description of the application had been changed as follows to better reflect its retrospective nature: (Part Retrospective) Siting of 3no. additional static caravans for Gypsy and Traveller use and retrospective siting of 1no. additional static caravan for Gypsy and Traveller use. He explained that the site currently had permission for three static

caravans. One of these permitted units would be replaced by two smaller units, so in total there would be seven static caravans on the site should Members be minded to approve the application. Delegated powers were requested to amend condition 3 to reflect this and address representations made.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report, as amended by the Senior Planning Officer during his presentation on the application, with the further amendment of condition 3 (Number and Positioning of Caravans) and the amendment of condition 6 (Temporary Buildings or Structures) to prevent further intensification within the site.
2. That the Head of Development Management be given delegated powers to be able to add, settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 10 – For 0 – Against 3 - Abstentions

FURTHER RESOLVED: That the Cabinet Members for Planning Policy and Management and Housing and Homelessness be requested to advance the Maidstone Gypsy, Traveller and Travelling Showpeople Development Plan Document as a matter of priority and to provide an update on progress with a timescale.

Voting: 12 – For 0 – Against 0 – Abstentions

Note: Councillor Harwood, the Cabinet Member for Planning Policy and Management, did not participate in the voting on this request.

22. 23/503788/FULL - ERECTION OF A DRIVE THROUGH COFFEE SHOP AND A FLEXIBLE GENERAL EMPLOYMENT BUILDING (CLASS E(G)), INCLUDING LANDSCAPING, PARKING AND ASSOCIATED WORKS - PLOTS 6 & 7, ECLIPSE PARK, SITTINGBOURNE ROAD, NORTH, MAIDSTONE, KENT

The Committee considered the report of the Head of Development Management.

Mr Buckwell, agent for the applicant, addressed the meeting.

RESOLVED:

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

The amendment of condition 17 (Public Refuse Bins) to specify that the details to be submitted shall include bins within the car park in prominent locations and bins that car users can use whilst in vehicles in the drive through area.

An additional informative asking the applicant/landowner to provide refuse bins within the wider Eclipse Park estate where this is possible.

2. That the Head of Development Management be given delegated powers to be able to add, settle or amend any necessary planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 10 – For 3 – Against 0 – Abstentions

23. 23/502873/FULL - PART DEMOLITION AND CONVERSION/CHANGE OF USE OF EXISTING COLD STORE TO PROVIDE 19 INDIVIDUAL COMMERCIAL UNITS FOR GENERAL INDUSTRIAL (CLASS B2) AND STORAGE AND DISTRIBUTION (CLASS B8) USE, WIDENING AND RESURFACING OF EXISTING ACCESS TRACK, ASSOCIATED NEW PARKING AREAS AND LANDSCAPING, AND 4 WAITING/PASSING BAYS ON BICKNOR ROAD - SWANTON FARM, BICKNOR ROAD, BICKNOR, KENT

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

RESOLVED:

1. That permission be granted subject to the conditions set out in the report, as amended by the urgent update report, with:

The amendment of condition 9 (Landscaping Scheme) to specify (a) the incorporation of native hedgerow trees at intermittent gaps within the proposed hedgerows particularly either side of the access track/road and (b) minimum heights and widths for the hedging proposed behind the new passing bays.

An additional condition requiring the submission and approval of details for the routing of deliveries and dispatches to and from the site.

An informative seeking the inclusion of a wet pond within the surface water drainage system.

2. That the Head of Development Management be given delegated powers to be able to add, settle or amend any necessary planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 12 – For 1 – Against 0 – Abstentions

24. 24/500919/FULL - CONVERSION OF GARAGE STORE TO HABITABLE SPACE AND ERECTION OF A STORAGE SHED TO FRONT DRIVEWAY - LITTLE OAKS, 68 OAKWOOD ROAD, MAIDSTONE, KENT

The Committee considered the report of the Head of Development Management.

RESOLVED:

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

2. That the Head of Development Management be given delegated powers to be able to settle or amend any necessary planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 13 – For 0 – Against 0 – Abstentions

25. 24/500681/FULL - DEMOLITION OF GARAGE AND SIDE EXTENSION, CREATION OF FRONT CANOPY AND EXTERNAL ALTERATIONS. ERECTION OF 1NO. DETACHED DWELLING, INCLUDING ACCESS, PARKING AND LANDSCAPING - 78 GLEBE LANE, MAIDSTONE, KENT

The Committee considered the report of the Head of Development Management.

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report.
2. That the Head of Development Management be given delegated powers to be able to settle or amend any necessary planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 13 – For 0 – Against 0 – Abstentions

26. 23/504118/FULL - CHANGE OF USE OF 1 HECTARE (2.5 ACRES) OF AGRICULTURAL LAND TO USE AS A DOG WALKING PADDOCK WITH ASSOCIATED 1.8METRE HEIGHT FENCING, GATE, AND PARKING - HOOK FARM, KINGS LANE, MARDEN, KENT

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

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report, with the amendment of condition 11 (c) (Landscaping) to require 2.5% Purging Buckthorn instead of 2.5% Wayfaring Tree.
2. That the Head of Development Management be given delegated powers to be able to settle or amend any necessary planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 12 – For 1 – Against 0 – Abstentions

27. APPEAL DECISIONS

The Committee considered the report of the Head of Development Management setting out details of appeal decisions received since the last meeting. The Development Management Team Leader advised the Committee that these were good outcomes in terms of heritage matters and sustainability/renewables.

RESOLVED: That the report be noted.

28. DURATION OF MEETING

6.00 p.m. to 8.05 p.m.