

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON THURSDAY 18 JULY 2024

Attendees:

Committee Members:	Councillor Wilby (Chairman) and Councillors Cleator, Cox, Harwood, Jeffery, M Naghi, Parfitt-Reid, Russell, Spooner, Summersgill, M Thompson, S Thompson, and D Wilkinson
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81. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Riordan and Trzebinski.

82. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

- Councillor Parfitt for Councillor Riordan
- Councillor Russell for Councillor Trzebinski

83. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

84. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

85. URGENT ITEMS

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

86. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

87. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

12.	23/502572/FULL – Fourayes Farm, Church Lane, Bicknor, Kent, ME9 8BJ	Councillors Cleator, Cox, Harwood, M Naghi, Parfitt, Spooner, Summersgill, M Thompson, S Thompson, Wilby and D Wilkinson
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13.	24/500068/FULL – Sunny Hill Equestrian Stables, Sandway Road, Sandway, Kent, ME17 2LU	Councillors Cox and Jeffery
14.	24/501356/FULL – Elmscroft Cottage, Charlton Lane, West Farleigh, Kent, ME15 0NY	Councillors Summersgill, Jeffery, S Thompson and Wilby
15.	24/501629/FULL – Land Adjacent to Neverend Farm, Pye Corner, Ulcombe, Kent, ME17 1EF	Councillors, Jeffery, S Thompson and Wilby
17.	7 Restharrow Road, Weaving, Kent, ME14 5UH	Councillors Harwood, S Thompson and Wilby

88. EXEMPT ITEMS

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

89. MINUTES OF THE MEETING HELD ON 20 JUNE 2024 AND 27 JUNE 2024

RESOLVED: That the Minutes of the meeting held on 20 June 2024 and 27 June 2024 be approved as a correct record and signed.

90. PRESENTATION OF PETITIONS

There were no petitions.

91. 23/502572/FULL - FOURAYES FARM, CHURCH LANE, BICKNOR, KENT, ME9 8BJ

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

Lee Burnside, the applicant, addressed the meeting.

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report, and the amendment of the second head of terms to remove "average" to read "a maximum number of HGV vehicle movements per day from the whole complex over any calendar month shall be 24 movements".
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 1 – Against 2 - Abstentions

During the discussion a reference was agreed to the Cabinet Member for Planning Policy and Management to investigate the policy options for the industrialisation of protected landscapes and Areas of Outstanding Natural Beauty (AONB), including fruit and viticulture.

92. 24/500068/FULL - SUNNY HILL VIEW EQUESTRIAN STABLES, SANDWAY ROAD, SANDWAY, KENT, ME17 2LU

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

Councillor John Britt of Lenham Parish Council addressed the meeting.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report and urgent update.
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: 11 – For 0 – Against 2 - Abstentions

93. 24/501356/FULL - ELMSCROFT COTTAGE, CHARLTON LANE, WEST FARLEIGH, KENT, ME15 0NY

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, and that no additional material considerations were raised following the departure site notice and press notices.
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: 13 – For 0 – Against 0 - Abstentions

94. 24/501629/FULL - LAND ADJACENT TO NEVEREND FARM, PYE CORNER, ULCOMBE, KENT, ME17 1EF

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

Alana Diamond, an objector, Councillor Peter Titchener of Ulcombe Parish Council and Paul Nicholls, agent for the applicant, addressed the meeting.

Contrary to the recommendation of the Head of Development Management, the Committee resolved to refuse permission. In making the decision the Committee considered that:

The existing condition 8 (Holiday accommodation occupation period) was suitably robust and met the tests set out in the National Planning Policy Framework and that condition 7 (Holiday accommodation occupation period) was unsuitable as an independent condition.

RESOLVED: That permission be refused and that the Head of Development Management be given delegated powers to finalise the reasons for refusal based on the issues summarised above.

Voting: 10 – For 2 – Against 1 - Abstention

95. 23/504311/FULL - VINTERS PARK CREMATORIUM, BEARSTED ROAD, WEAVERING, MAIDSTONE, KENT, ME14 5LG

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

RESOLVED: That consideration of this application be deferred to:

Amend the title of the application from "agricultural building" to "storage building".

Seek further information about the ancient woodland in the five meter buffer zone from the storage building.

Voting: 13 – For 0 – Against 0 - Abstentions

96. 24/502194/FULL - 7 RESTHARROW ROAD, WEAVERING, KENT, ME14 5UH

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

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

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report with the inclusion of a condition to require that the window is permanently frosted and non-openable.
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

97. APPEAL LIST

The Committee considered the report of the Head of Development Management setting out details of appeal decisions received since the last meeting.

RESOLVED: That the report be noted.

98. PLANNING COMMITTEE TRAINING

The Head of Development Management introduced his report outlining a proposed mandatory training programme for Planning Committee Members and those likely to be Substitute Members to ensure compliance with the Council's Constitution through knowledge and understanding of relevant local and national planning policies and legislation.

RESOLVED: That

1. The Training Programme set out in Appendix 1 be approved;
2. All Members of Planning Committee, including those likely to be Substitute Members complete the Mandatory Training as outlined in Appendix 1 by the end of October 2024, failing which such Members shall be disqualified from participation at Planning Committee until this training has been completed;
3. All Members (particularly those on Planning Committee and those likely to be Substitute Members) are recommended to attend discretionary training to enhance their knowledge of key areas of the decision-making process;
4. That Parish Councils be invited to all planning training events;
5. That training sessions be delivered virtually.

99. DURATION OF MEETING

6.00 p.m. to 8.13 p.m.