

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON THURSDAY 22 AUGUST 2024

Attendees:

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

100. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Riordan and Trzebinski.

101. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

- Councillor Parfitt for Councillor Riordan.
- Councillor Springett for Councillor Trzebinski.

102. NOTIFICATION OF VISITING MEMBERS

Councillors Coates and Kehily were present as Visiting Member for Item 16 (24/502229/FULL 27 Charles Street, Maidstone, Kent, ME16 8ET).

103. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

104. URGENT ITEMS

The Chairman said that he intended to take 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.

105. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

106. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

14.	24/501347/FULL – Land to the R/O 1 Warmlake Cottages, Warmlake Road, Sutton Valence, Kent	Councillors Harwood, Jeffery, Parfitt, Spooner, Springett, Wilby and D Wilkinson
16.	24/502229/FULL – 27 Charles Street, Maidstone, Kent, ME16 8ET	Councillors Harwood, Jeffery, Summersgill and Wilby
17.	24/505615/FULL – Downtown Victoria’s Leisure, Ashford Road, Harrietsham, ME17 1BL	Councillors Cleator, Cox, Harwood, Jeffery, M Naghi, Spooner, Summersgill, Wilby and D Wilkinson

107. EXEMPT ITEMS

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

108. MINUTES OF THE MEETING HELD ON 18 JULY 2024

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

109. PRESENTATION OF PETITIONS (IF ANY)

There were no petitions.

110. 24/501347/FULL LAND TO THE R/O 1 WARMLAKE COTTAGES, WARMLAKE ROAD, SUTTON VALENCE, KENT

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

Deborah Brown, an objector, and Maxine Ryan, the applicant, addressed the meeting.

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report with the addition of an informative to refer to Kent County Council the extension of a 30mph speed restriction on the Warmlake crossroads area.
2. On behalf of the committee, Kent County Council are requested to investigate the extension of a 30mph speed restriction on the Warmlake crossroads area.
3. 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: 11 – For 2 – Against 0 – Abstentions

111. 23/505615/FULL DOWNTOWN VICTORIA’S LEISURE, ASHFORD ROAD, HARRIETSHAM ME17 1BL

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

Councillor John Britt of Lenham Parish Council and Joanna Dymowska, as the agent for the applicant, addressed the meeting.

RESOLVED:

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

An additional condition to retain the open frontage of the property, and that the ward members, Chairman and Vice-Chairman of the committee are considered with the final wording of the landscaping condition.

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

Voting: 11 – For 2 – Against 0 – Abstentions

112. 24/502526/LBC MOTE LODGE, SCHOOL LANE, MAIDSTONE, KENT, ME15 8DU

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

RESOLVED:

1. That permission be granted subject to an additional condition to include double glazed windows.
2. That delegated powers be given to the Head of Development Management 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

113. 24/501549/FULL HAWTHORNE PLACE, GREENWAY FORSTAL, HARRIETSHAM, KENT, ME17 1QA

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

In introducing the application, the Senior Planning Officer advised the Committee that she wished to amend condition 10 to remove the words "and except for what is approved under condition 9 of this permission".

The Democratic Services Officer read out a statement on behalf of Harrietsham Parish Council.

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report subject to:
 - Amendment of condition 10 to remove the words “and except for what is approved under condition 9 of this permission”.
 - Amendment of condition 7 to include a ten year management plan and explore if a renewables condition should be implemented.
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 0 – Against 1 – Abstention

114. 24/501146/FULL THISTLEMERE STABLES, LOVE LANE, HEADCORN, KENT, TN27 9HH

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

In introducing the application, the Senior Planning Officer advised the Committee that he wished to request delegated authority to amend condition 8 to remove reference to the site development plan and include this in condition 7, and extend the time limit in condition 8 from 6 weeks to 12 weeks.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report and with the:
 - Amendment of condition 8 to remove reference to the site development plan and be included in condition 7.
 - Amendment of the time limit in condition 8 from 6 weeks to 12 weeks.
2. That delegated powers be given to the Head of Development Management 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

115. 24/502229/FULL 27 CHARLES STREET, MAIDSTONE, KENT, ME16 8ET

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

Councillor Kehily, and Councillor Coates on behalf of Councillor Harper, addressed the meeting as Visiting Members.

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 proposal would significantly harm the character and amenities of the surrounding area.

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: 7 – For 4 – Against 2 – Abstentions

116. APPEALS 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.

117. DURATION OF MEETING

6.00 p.m. to 8.19 p.m.