

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 9 AUGUST 2012

Present: **Councillor Lusty (Chairman) and
Councillors Ash, Butler, Chittenden, Collins, Cox,
English, Harwood, Hogg, Moriarty, Mrs Robertson and
Thick**

84. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Garland, Newton, Paterson and J A Wilson.

85. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:-

Councillor Butler for Councillor J A Wilson
Councillor Chittenden for Councillor Paterson
Councillor Moriarty for Councillor Newton

86. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

87. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

88. URGENT ITEMS

Update Report

The Chairman stated that, in his opinion, the update report of the Head of Planning should be taken as an urgent item as it contained further information relating to matters to be considered at the meeting.

89. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Ash stated that he was a Member of Bearsted Parish Council, but he had not participated in the Parish Council's discussions regarding application MA/12/0616, and intended to speak and vote when it was discussed.

90. EXEMPT ITEMS

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

91. MINUTES OF THE MEETING HELD ON 26 JULY 2012

RESOLVED: That the Minutes of the meeting held on 26 July 2012 be approved as a correct record and signed.

92. PRESENTATION OF PETITIONS

There were no petitions.

93. MA/11/1721 - ERECTION OF SHED (AMENDED SCHEME TO PLANNING PERMISSION MA/11/1055) - 4 HAVIKER STREET, COLLIER STREET, TONBRIDGE

The Committee considered the report of the Head of Planning.

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

Voting: 12 – For 0 – Against 0 – Abstentions

94. MA/12/0616 - ERECTION OF 2 NO. DETACHED CHALET BUNGALOWS INCLUDING NEW VEHICLE ACCESS AND ALL OTHER ASSOCIATED WORKS TO REPLACE EXISTING DWELLING - 8 MANOR CLOSE, BEARSTED, MAIDSTONE

The Committee considered the report and the urgent update report of the Head of Planning.

Mr Pagett, for objectors, Councillor Spooner of Bearsted Parish Council (against) and Mr Chapman, for the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report as amended by the urgent update report.

Voting: 10 – For 2 – Against 0 – Abstentions

95. MA/12/1131 - VARIATION OF CONDITION 3 OF APPLICATION MA/11/1147 TO CHANGE OPENING HOURS TO 09.00 A.M. AND 12:00 (MIDNIGHT) ON SUNDAYS - THURSDAYS AND 10:00 A.M. TO 05:00 A.M. FRIDAYS AND SATURDAYS - 34 HIGH STREET, MAIDSTONE

The Committee considered the report of the Head of Planning.

Mrs Perfect addressed the meeting on behalf of the applicant.

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

Voting: 11 – For 0 – Against 1 – Abstention

96. MA/12/1178 - ERECTION OF A SIDE EXTENSION INCORPORATING TWO DORMER WINDOWS WITH THE INSERTION OF AN ADDITIONAL REAR DORMER WINDOW AND ROOFLIGHTS - 1 ROSELEIGH AVENUE, MAIDSTONE

The Committee considered the report and the urgent update report of the Head of Planning.

The Chairman advised Members that unfortunately, Councillor Robertson, who had called this application to Committee, was unwell, and had submitted his apologies for being unable to attend the meeting. On behalf of the Committee, the Chairman sent Members' good wishes to Councillor Robertson.

Mr Grindle, an objector, and Mr Smith, for the applicant, addressed the meeting.

Councillor Mrs Robertson, a Ward Member, stated that she had not been lobbied regarding this application, and that, whilst she had some reservations about the proposed development, she wished to hear the views of other Members before making up her mind.

RESOLVED:

1. That subject to the expiry of the consultation period and the receipt of no representations raising new issues material to the decision, the Head of Planning be given delegated powers to grant permission subject to the conditions set out in the report, the additional condition set out in the urgent update report and the following additional conditions and informative:-

Additional Conditions

The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species, which shall be in accordance with BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction - Recommendations', and shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines.

Reason: To ensure a satisfactory setting and external appearance to the development. This is in accordance with policy ENV6 of the Maidstone Borough-Wide Local Plan 2000 and the National Planning Policy Framework 2012.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory setting and external appearance to the development. This is in accordance with policy ENV6 of the Maidstone Borough-Wide Local Plan 2000 and the National Planning Policy Framework 2012.

Additional Informative

The landscaping scheme should include native planting inside the boundary wall along Stirling Avenue.

2. That the landscaping scheme must be agreed in consultation with Ward Members and Councillor Harwood.

Voting: 10 – For 1 – Against 1 – Abstention

97. APPEAL DECISIONS

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

RESOLVED: That the report be noted.

98. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that arrangements had been made for the tour of planning sites to take place on Wednesday 5 September 2012, commencing at 9.30 a.m. The purpose of the tour was to visit a sample of implemented planning permissions and proposed developments. If Members wished to visit any specific sites, they should notify the Head of Planning as soon as possible.

99. UPDATE ON MATTERS REFERRED TO THE LEADER OF THE COUNCIL AND CABINET MEMBERS FOR ECONOMIC AND COMMERCIAL DEVELOPMENT AND PLANNING, TRANSPORT AND DEVELOPMENT

It was noted that there was nothing to report at present.

100. DURATION OF MEETING

6.00 p.m. to 7.10 p.m.