

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON THURSDAY 2 JULY 2009

Present: Councillor Lusty (Chairman) and
Councillors Ash, Greer, Harwood, Mrs Marshall,
Moriarty, Nelson-Gracie, Paine, Paterson,
Mrs Robertson, Thick and J.A. Wilson

Also Present: Councillors Mrs Blackmore, Horne and
Mortimer

43. APOLOGIES FOR ABSENCE

There were no apologies for absence.

44. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

45. NOTIFICATION OF VISITING MEMBERS

Councillor Mrs Blackmore indicated her wish to speak on the report of the Development Control Manager relating to application MA/09/0614.

Councillor Mortimer indicated his wish to speak on the report of the Development Control Manager relating to application MA/08/2399.

It was noted that Councillor Horne had indicated his wish to speak on the report of the Development Control Manager relating to application MA/09/0533.

46. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

47. URGENT ITEMS

Update Report

The Chairman stated that, in his opinion, the update report of the Development Control Manager should be taken as an urgent item because it contained further information relating to the applications to be considered at the meeting.

48. DISCLOSURES BY MEMBERS AND OFFICERS

Councillors Ash and Mrs Marshall disclosed personal interests in the report of the Development Control Manager relating to application MA/09/0690.

They stated that they were Members of Bearsted Parish Council, but they had not participated in the Parish Council's discussions on the application and intended to speak and vote when it was considered.

Councillor Nelson-Gracie disclosed a personal interest in the report of the Development Control Manager relating to application MA/09/0444. He stated that he was a Member of Nettlestead Parish Council, but he had not participated in the Parish Council's discussions on the application and intended to speak and vote when it was considered.

49. EXEMPT ITEMS

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

50. MINUTES OF THE MEETING HELD ON 11 JUNE 2009

RESOLVED: That the Minutes of the meeting held on 11 June 2009 be approved as a correct record and signed.

51. MA/09/0819 - TEMPORARY PERMISSION RELATING TO EXTENDED HOURS OF USE (12 NOON - 23.59) ON 16 JULY 2009 AT THE AMPHITHEATRE FOR A NON-AMPLIFIED EVENT - MILLENNIUM RIVER BANK AMPHITHEATRE, ARCHBISHOPS' PALACE, MILL STREET, MAIDSTONE

The Committee considered the report and the urgent update report of the Development Control Manager.

Ms Hare addressed the meeting on behalf of the applicant.

RESOLVED: That subject to the expiry of the consultation period and the receipt of no representations raising new issues, the Development Control Manager be given delegated powers to grant permission subject to the condition set out in the report.

Voting: 11 - For 0 - Against 0 - Abstentions

52. MA/09/0095 - ERECTION OF AGRICULTURAL COLD STORE BUILDING AND ALTERATIONS TO FARMYARD LAYOUT - OAKDENE FARM, MAIDSTONE ROAD, SUTTON VALENCE

The Committee considered the report and the urgent update report of the Development Control Manager.

Councillor Burton of Langley Parish Council (against), Dr Mulheirn of Sutton Valence Parish Council (against) and Mr Chambers, the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions set out in the report and the additional condition and informative set out in the urgent update report, with the amendment of condition 3 as follows:-

The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which should include additional planting around the earth bund on the northern edge of the yard/turning area within the application site. The scheme shall use indigenous species and shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, including detailed tree protection plans, 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: No such details have been submitted and to ensure a satisfactory appearance to the development in accordance with policies ENV6 of the Maidstone Borough-Wide Local Plan 2000 and QL1 of the Kent and Medway Structure Plan 2006.

Voting: 9 - For 1 - Against 1 - Abstention

53. MA/09/0483 - ERECTION OF A STEEL FRAME, SINGLE SKIN CLAD FRUIT (BERRY) STORAGE BUILDING - AMSBURY FARM, EAST STREET, HUNTON

The Committee considered the report and the urgent update report of the Development Control Manager.

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

Voting: 11 - For 0 - Against 0 - Abstentions

54. MA/08/2399 - ERECTION OF A BARN FOR USE AS FARM SHOP AND STORE - SPINDELBUSH FARM, YALDING HILL, YALDING

The Committee considered the report and the urgent update report of the Development Control Manager.

Councillor Brown of Yalding Parish Council (against) and Councillor Mortimer (in support) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informative set out in the report and the additional conditions set out in the urgent update report.

Voting: 11 - For 0 - Against 0 - Abstentions

Note: Councillor Mrs Robertson entered the meeting during consideration of this application, but she did not participate in the discussion or voting.

55. MA/08/2315 - ERECTION OF A TWO STOREY REAR EXTENSION - ORCHARD HOUSE, 6 KINGS ROAD, HEADCORN

The Committee considered the report of the Development Control Manager.

Councillor Thomas of Headcorn Parish Council (against) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informative set out in the report and the following additional informatives:-

The applicant should investigate the use of Swift Bricks within the construction of the approved two storey rear extension to provide a potential roosting habitat for swifts.

The applicant should investigate adopting a sustainable drainage system through infiltration (soakaway) so that run off from the roof of the extension is directed to the roots of the mature Oak tree located to the rear of the application site.

Voting: 12 - For 0 - Against 0 - Abstentions

56. MA/08/2462 - CHANGE OF USE FROM RETAIL TO RESIDENTIAL AND ERECTION OF A TWO STOREY EXTENSION TOGETHER WITH ALTERATIONS AND REFURBISHMENT OF EXISTING BUILDING - SCRIBA HOUSE, LOOSE ROAD, LOOSE

The Committee considered the report and the urgent update report of the Development Control Manager.

Councillor Andrew of Loose Parish Council (against) addressed the meeting.

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

Voting: 12 - For 0 - Against 0 - Abstentions

57. MA/09/0203 - ERECTION OF DETACHED TWO STOREY HOUSE WITH DOUBLE GARAGE - REDPIT, LEEDS ROAD, LANGLEY

All Members except Councillor Paterson stated that they had been lobbied.

The Committee considered the report and the urgent update report of the Development Control Manager.

Councillor Burton of Langley Parish Council (against) addressed the meeting.

During the discussion on this application, Councillor Ash stated that the Chairman of the Bearsted Conservative Group held a senior position at Wealden Homes, the applicant company. However, he had not discussed the application with him and intended to speak and vote.

RESOLVED: That permission be granted subject to the conditions set out in the report and the following informative:-

No burning of materials shall take place anywhere on the development site throughout the period of site clearance and construction. Advice on minimising any potential nuisance is available from the Environmental Health Manager.

Voting: 12 - For 0 - Against 0 - Abstentions

58. MA/09/0690 - ERECTION OF SINGLE STOREY REAR EXTENSION - GOODWIN COTTAGE, 4 MOTE VILLAS, THE GREEN, BEARSTED

The Committee considered the report of the Development Control Manager.

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

Voting: 12 - For 0 - Against 0 - Abstentions

59. MA/09/0827 - ERECTION OF A TWO STOREY SIDE EXTENSION - SLOPING SLIGHTLY, 4 LENHAM ROAD, PLATTS HEATH

The Committee considered the report of the Development Control Manager.

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

Voting: 12 - For 0 - Against 0 - Abstentions

60. MA/09/0444 - APPLICATION FOR THE VARIATION OF CONDITION 1 ATTACHED TO PLANNING PERMISSION MA/07/1688 (NO MORE THAN 21 STATIC CARAVANS SHALL BE STATIONED ON THE SITE AT ANY TIME) TO ENABLE NO MORE THAN 22 CARAVANS SHALL BE STATIONED ON THE SITE AT ANY TIME - STATELY PARK, STATION ROAD, NETTLESTEAD

The Committee considered the report of the Development Control Manager.

Councillor Eden of Nettlestead Parish Council (against) and Mr Perrin, for the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informative set out in the report and the following additional informative:-

The Local Planning Authority stresses that the application site has reached its saturation point at 22 units.

Voting: 11 - For 0 - Against 1 - Abstention

61. MA/09/0614 - ERECTION OF ONE DETACHED DWELLING-HOUSE - PLOT 9, WILSON COURT, YALDING

All Members stated that they had been lobbied.

The Committee considered the report and the urgent update report of the Development Control Manager.

Mr Baker, for objectors, Councillor Brown of Yalding Parish Council (against), Mr Emms, for the applicant, and Councillor Mrs Blackmore (against) addressed the meeting.

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report with the amendment of conditions 1 and 3 as follows:-

Condition 1 (amended)

No further development shall take place unless and until samples of the materials to be used in the construction of the external surfaces of the building(s) hereby permitted, including details of the colours and good quality vernacular materials, have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials in the approved colours.

Reason: To ensure a satisfactory appearance to the development in accordance with policies QL1, QL6 and QL8 of the Kent and Medway Structure Plan 2006, policy BE6 of the South East Regional Plan 2009 and the advice given in PPS1 and PPG15.

Condition 3 (amended)

No further development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species, which shall include additional soft landscaping on the north, northeast and northwest corners of the application site, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with details of the 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 and shall

include details of all hard landscaping and the percentage split of hedgerow species.

Reason: Full details have not been submitted and to ensure a satisfactory appearance to the development in accordance with policies QL1, QL6 and QL8 of the Kent and Medway Structure Plan 2006 and policy BE6 of the South East Regional Plan 2009 and the advice given in PPS1 and PPG15.

2. That Councillor Nelson-Gracie should be consulted prior to the discharge of condition 1 (materials).

Voting: 8 - For 1 - Against 3 - Abstentions

Councillor Nelson-Gracie requested that his dissent be recorded.

62. MA/09/0316 - CHANGE OF USE OF LAND TO CAR PARK - LAND REAR OF THE FOREMANS CENTRE, HIGH STREET, HEADCORN

All Members stated that they had been lobbied.

The Committee considered the report and the urgent update report of the Development Control Manager.

Councillor Thomas addressed the meeting on behalf of the applicant.

RESOLVED: That subject to any new representations received as a result of outstanding statutory advertisements, the Development Control Manager be given delegated powers to grant permission subject to the conditions and informative set out in the report, as amended by the urgent update report, and the following additional informatives:-

The applicant is requested to provide appropriate signage at the entrance of the car park clearly indicating that the car park is for private use only.

The applicant is requested to provide a suitable level of landscaping on the northern boundary of the application site. This can be addressed within the landscaping condition and the applicant is recommended to contact the Council for advice prior to submitting a scheme.

Voting: 8 - For 3 - Against 1 - Abstention

Councillor Harwood requested that his dissent be recorded.

63. MA/09/0533 - CONVERSION OF INTEGRAL GARAGE TO LIVING ACCOMMODATION - 34 EDELIN ROAD, BEARSTED

The Committee considered the report and the urgent update report of the Development Control Manager.

Mr Wilkinson, the applicant, and Councillor Horne addressed the meeting.

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

Voting: 11 - For 1 - Against 0 - Abstentions

64. MA/09/0633 - ERECTION OF SINGLE STOREY REAR CONSERVATORY AND INSERTION OF FRONT AND REAR DORMERS TO FACILITATE LOFT CONVERSION - 18 SUNBURST CLOSE, MARDEN

The Committee considered the report of the Development Control Manager.

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

Voting: 12 - For 0 - Against 0 - Abstentions

65. REPORT OF THE DEVELOPMENT CONTROL MANAGER - APPEAL DECISIONS

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

RESOLVED: That the report be noted.

66. UPDATE ON MATTERS REFERRED TO THE CABINET MEMBERS FOR CORPORATE SERVICES/ENVIRONMENT/LEISURE AND CULTURE/REGENERATION - DISPOSAL OF FORMER BOWLING GREEN, LONGSHAW ROAD, PARKWOOD, MAIDSTONE

The Committee considered the response of the Cabinet Members for Corporate Services and Leisure and Culture to its reference regarding the use of the proceeds arising from the disposal of the former bowling green at Longshaw Road, Parkwood, Maidstone. It was noted that assumed proceeds from the sale of the former bowling green already formed part of the Capital Programme 2009/12 and their use was incorporated into that Programme. If there was a proposal to upgrade Heather House as part of the regeneration of the area, it would require the submission of a scheme appraisal to the Cabinet during the budget planning process for 2010/11. If the scheme's priority was evaluated as sufficiently high, it could be added to the Capital Programme and future resources or a re-alignment of the Programme for the period 2010/13 would enable its completion. The Member who had raised the issue had been in touch with the Head of Finance regarding a way forward.

RESOLVED: That the response of the Cabinet Members for Corporate Services and Leisure and Culture be noted.

Arising from its consideration of application MA/09/0095, the Committee:-

RESOLVED: That Parish Councils' concern about the number and size of heavy goods vehicles using unsuitable roads be referred to the Cabinet Member for Environment for consideration.

67. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that he would like the Officers to investigate an alternative to the monitor which obscured his view of the Committee.

68. DURATION OF MEETING

6.00 p.m. to 9.00 p.m.