

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 29 AUGUST 2013

Present: Councillor Lusty (Chairman) and Councillors Ash, Chittenden, Collins, Cox, Garland, Harwood, Hogg, Moriarty, Paine, Paterson, Mrs Robertson and J.A. Wilson

Also Present: Councillor Thick

109. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillor Nelson-Gracie.

110. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Garland was substituting for Councillor Nelson-Gracie.

111. NOTIFICATION OF VISITING MEMBERS

Councillor Thick indicated his wish to speak on the report of the Head of Planning and Development relating to application MA/12/2276.

112. ITEMS WITHDRAWN FROM THE AGENDA

MA/13/0870 - ERECTION OF FIRST FLOOR SIDE EXTENSION - 1 EDWIN VILLAS, GOUDHURST ROAD, MARDEN, TONBRIDGE, KENT

The Committee considered the urgent update report of the Head of Planning and Development. It was noted that this application had been withdrawn by the applicant.

113. URGENT ITEMS

Update Report

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

114. DISCLOSURES BY MEMBERS AND OFFICERS

With regard to the report of the Head of Planning and Development relating to application MA/13/1021, Councillors Ash, Harwood and

Paterson stated that they knew the applicant, but they had not discussed the application with him and intended to speak and vote when it was considered. During consideration of this report, Councillor Chittenden stated that he also knew the applicant, but he had not discussed the application with him and intended to speak and vote.

During consideration of the report of the Head of Planning and Development relating to application MA/13/1107, Councillor Ash stated that he was a Member of Bearsted Parish Council. However, he had not participated in the Parish Council's discussions on the application, and intended to speak and vote.

During consideration of the report of the Head of Planning and Development relating to application MA/12/2314, Councillor Harwood stated that he was a Member of Boxley Parish Council. However, he had not participated in the Parish Council's discussions on the application, and intended to speak and vote.

115. EXEMPT ITEMS

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

116. MINUTES OF THE MEETING HELD ON 8 AUGUST 2013

RESOLVED: That the Minutes of the meeting held on 8 August 2013 be approved as a correct record and signed.

117. PRESENTATION OF PETITIONS

There were no petitions.

118. MA/12/2314 - ERECTION OF CLASS A1 RETAIL DEVELOPMENT (WITH ANCILLARY CAFE) AND ASSOCIATED SERVICING, CAR PARKING, LANDSCAPING AND ACCESS ARRANGEMENTS - PLOT 4, ECLIPSE PARK, SITTINGBOURNE ROAD, MAIDSTONE, KENT

Councillor Harwood stated that he had been lobbied.

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

Mr Holland addressed the meeting on behalf of the owners of The Mall Shopping Centre who had objected to the application.

RESOLVED: That subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Services may advise to secure the following:

- A contribution of £140,000 to offset the impact of the development on the Town Centre with £100,000 being used towards public realm improvement projects in the Town Centre and £40,000 to fund the programme of the Maidstone Town Team,

the Head of Planning and Development be given delegated powers to grant permission subject to the conditions and informatives set out in the schedule attached as Appendix One to the report.

Voting: 7 – For 4 – Against 2 – Abstentions

119. MA/13/1107 - ERECTION OF A PART TWO STOREY PART SINGLE STOREY SIDE AND REAR EXTENSION - 14 PLANTATION LANE, BEARSTED, MAIDSTONE, KENT

The Committee considered the report of the Head of Planning and Development.

Mr Hudson addressed the meeting on behalf of the applicants.

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

Voting: 13 – For 0 – Against 0 – Abstentions

120. MA/12/1179 - CHANGE OF USE OF LAND FROM AGRICULTURE TO USE AS A RESIDENTIAL CARAVAN SITE FOR ONE GYPSY FAMILY WITH TWO CARAVANS, INCLUDING ERECTION OF AMENITY BUILDING AND LAYING OF HARD SURFACING - GREENFIELDS, STILEBRIDGE LANE, LINTON, MAIDSTONE, KENT

All Members stated that they had been lobbied.

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

Councillor Baxter of Linton Parish Council (against) and Ms Bumby, the applicant, addressed the meeting.

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

Voting: 8 – For 1 – Against 4 – Abstentions

121. MA/12/2276 - VARIATION OF CONDITIONS 1 AND 2 OF PLANNING PERMISSION REFERENCE MA/03/2369 (CHANGE OF USE OF LAND TO A MIXED USE OF AGRICULTURAL AND RESIDENTIAL FOR THE STATIONING OF ONE MOBILE HOME AND ONE TOURING CARAVAN AND UTILITY ROOM FOR GYPSY FAMILY) TO ENABLE THE STATIONING OF TWO ADDITIONAL MOBILE HOMES FOR AN EXTENDED GYPSY FAMILY - ROYDON FARM, PYE CORNER, ULCOMBE, MAIDSTONE, KENT

The Committee considered the report of the Head of Planning and Development.

Councillor Thick addressed the meeting.

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

Voting: 10 – For 0 – Against 3 – Abstentions

122. MA/13/0737 - VARIATION OF CONDITION 7 OF APPLICATION MA/12/2075 (ANY ACTIVITY IN CONNECTION WITH THE USE OF THE PREMISES SHALL ONLY TAKE PLACE BETWEEN THE HOURS OF 09:30-19:00 MONDAY - SATURDAY AND 09:00-17:00 ON SUNDAYS AND BANK HOLIDAYS) TO CHANGE OPENING HOURS TO 07:00-22:00 MONDAY TO FRIDAY, 09:30-19:00 ON SATURDAY AND 09:30-17:00 ON SUNDAYS AND BANK HOLIDAYS - PARNHAM HOUSE, NORTH STREET, HEADCORN, KENT

The Chairman stated that he had been lobbied.

All Members stated that they were lobbied when the application was reported to the Committee on 8 August 2013.

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

Mr Ayling, an objector, addressed the meeting.

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

Voting: 12 – For 1 – Against 0 – Abstentions

123. MA/13/1021 - APPLICATION TO REMOVE CONDITIONS 1, 2 AND 3 OF APPLICATION MA/06/0085 AND TO VARY CONDITION 5 OF MA/06/0085 TO 'NO RETAIL SALES TO THE PUBLIC SHALL BE CARRIED OUT OUTSIDE OF THE HOURS OF 08:00-18:00 MONDAYS TO SATURDAYS AND BETWEEN 10:00 AND 16:00 ON SUNDAYS, BANK OR PUBLIC HOLIDAYS' - HAVEN FARM, NORTH STREET, SUTTON VALENCE, MAIDSTONE, KENT

Councillor Paine stated that he had been lobbied.

The Committee considered the report of the Head of Planning and Development.

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

Voting: 13 – For 0 – Against 0 – Abstentions

124. MA/13/0870 - ERECTION OF FIRST FLOOR SIDE EXTENSION - 1 EDWIN VILLAS, GOUDHURST ROAD, MARDEN, TONBRIDGE, KENT

See Minute 112 above.

125. APPEAL DECISIONS

The Committee considered the report of the Head of Planning and Development setting out details of appeal decisions received since the last meeting. The representative of the Head of Planning and Development advised the Committee that he wished to amend the details of the first decision on the list to read:

MA/12/2219 – Erection of 1 No. Dwelling and Associated Works – Land Rear of 85 Boughton Lane, Maidstone – Appeal Dismissed.

RESOLVED: That the report be noted.

126. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that:

- He wished to draw the Committee's attention to forthcoming training sessions. Four Members would be attending the Planning Summer School this year.
- The Local Code of Conduct for Councillors and Officers Dealing with Planning Matters had been amended to take into account the Localism Act and the Officer restructure. Hard copies were being supplied to all Members and Substitute Members of the Committee.

127. DURATION OF MEETING

6.00 p.m. to 7.25 p.m.