

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 1 MAY 2014

Present: Councillor Collins (Chairman) and Councillors Ash, Black, Butler, Chittenden, Cox, Harwood, Hogg, Moriarty, Nelson-Gracie, Paine, Paterson and Mrs Robertson

Also Present: Councillors D Mortimer and de Wiggondene

360. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillor J. A. Wilson.

361. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Butler was substituting for Councillor J. A. Wilson.

362. NOTIFICATION OF VISITING MEMBERS

Councillor D Mortimer indicated his wish to speak on the report of the Head of Planning and Development relating to application MA/14/0279.

Councillor de Wiggondene was in attendance for the report of the Head of Planning and Development relating to application MA/13/2091.

363. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

364. URGENT ITEMS

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

365. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Harwood stated that he was a Member of Boxley Parish Council, but he had not participated in the Parish Council's discussions relating to application MA/13/2063, and intended to speak and vote when it was considered.

Councillor Hogg stated that since he had pre-determined application MA/14/0279, he would speak but not vote when it was discussed.

366. EXEMPT ITEMS

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

367. MINUTES OF THE MEETING HELD ON 10 APRIL 2014

Councillor Paterson requested that the following words be added to the resolution contained in Minute 347 relating to application MA/13/2099 (Springfield Park) after the first word "That":

" , the Committee being minded not to refuse, "

Councillor Harwood said that during the discussion on application MA/13/2099, he had suggested that should Members be minded to grant permission, delegated powers be given to the Officers to negotiate with the applicant to seek to overcome concerns expressed by local residents about the proposed pedestrian link to Moncktons Lane as this had been closed for some time and was in close proximity to residential property, and there were concerns about possible anti-social behaviour. He would like reference to be made to this within the commentary part of Minute 347.

RESOLVED: That the Minutes of the meeting held on 10 April 2014 be approved as a correct record and signed subject to delegated powers being given to the Democratic Services Officer in consultation with the Head of Legal Services to amend Minute 347 as they consider necessary to take account of Councillor Harwood's suggestion relating to the footpath link to Moncktons Lane and Councillor Paterson's concern regarding the amendment of the resolution to include the words "the Committee being minded not to refuse", as well as the earlier reference to that vote.

368. PRESENTATION OF PETITIONS

There were no petitions.

369. DEFERRED ITEMS

MA/13/2099 - ERECTION OF CLASS A1 RETAIL DEVELOPMENT (WITH ANCILLARY CAFE), SUPPORTING RETAIL (A1-A3), DOCTORS' SURGERY (CLASS D1) AND ASSOCIATED SERVICING, CAR PARKING, LANDSCAPING AND ACCESS ARRANGEMENT - SPRINGFIELD PARK, ROYAL ENGINEERS ROAD, MAIDSTONE, KENT

The representative of the Head of Planning and Development said that this application would be reported back to a special meeting of the Committee to be held on 8 May 2014. Some Members expressed the view that the

Officers' report to that meeting did not fully address the reasons for deferral.

MA/07/2133 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A FIVE STOREY RESIDENTIAL DEVELOPMENT COMPRISING OF 52 STUDIO APARTMENTS AND 24 ONE-BED FLATS WITH 38 UNDERCROFT PARKING SPACES AND 22 EXTERNAL PARKING SPACES WITH VEHICULAR AND PEDESTRIAN ACCESS FROM HART STREET TOGETHER WITH LANDSCAPING - LAGUNA MOTORCYCLES SITE, HART STREET, MAIDSTONE

The representative of the Head of Planning and Development informed the Committee that negotiations were continuing in respect of this application.

370. MA/14/0279 - AN APPLICATION TO VARY CONDITIONS 2 AND 3 OF MA/12/0128 (ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION) TO AMEND EXTERNAL APPEARANCE OF EXTENSION - 85 BOUGHTON LANE, MAIDSTONE, KENT

Councillors Ash, Butler, Chittenden, Hogg and Mrs Robertson stated that they had been lobbied.

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

Ms Heinz-Clark, an objector, Mr Newman of the North Loose Residents' Association (against) and Councillor D Mortimer (against) addressed the meeting.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, Members felt that the proposal would result in a poor design and unsatisfactory appearance to the extension contrary to policy H18 of the Maidstone Borough-Wide Local Plan 2000 and the National Planning Policy Framework.

RESOLVED: That permission be refused for the following reason:

The proposal would result in a poor design and unsatisfactory appearance to the extension contrary to policy H18 of the Maidstone Borough-Wide Local Plan 2000 and the National Planning Policy Framework.

Voting: 7 – For 5 – Against

Note: Having stated that he had pre-determined this application, Councillor Hogg did not participate in the voting.

371. MA/13/2148 - ERECTION OF GROUND FLOOR FRONT EXTENSION AND ROOF EXTENSION THAT INCLUDES RAISING OF RIDGE HEIGHT AND INSERTION OF DORMER WINDOWS TO FACILITATE CREATION OF FIRST FLOOR ACCOMMODATION (RESUBMISSION OF MA/13/1508) - 7 DOWNS VIEW ROAD, MAIDSTONE, KENT

Councillor Paterson stated that she had been lobbied.

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

Ms Monk, the applicant, addressed the meeting.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, Members felt that the proposal, by virtue of its bulk and poor design, including the over large dormer windows, would overwhelm the character of the original property and appear visually intrusive and incongruous in the street causing unacceptable harm to the character and appearance of the surrounding area. This was contrary to policy H18 of the Maidstone Borough-Wide Local Plan 2000, the advice given in the Council's adopted Supplementary Planning Guidance – 'Residential Extensions' and paragraph 64 of the National Planning Policy Framework.

RESOLVED: That permission be refused for the following reason:

The proposal, by virtue of its bulk and poor design, including the over large dormer windows, would overwhelm the character of the original property and appear visually intrusive and incongruous in the street causing unacceptable harm to the character and appearance of the surrounding area. This is contrary to policy H18 of the Maidstone Borough-Wide Local Plan 2000, the advice given in the Council's adopted Supplementary Planning Guidance – 'Residential Extensions' and paragraph 64 of the National Planning Policy Framework.

Voting: 8 – For 5 – Against 0 – Abstentions

372. MA/13/2215 - USE OF LAND FOR THE STATIONING OF A MOBILE HOME, A TOURING CARAVAN AND A DAYROOM FOR ONE GYPSY/TRAVELLER FAMILY - LAND REAR OF THE MEADOWS, LENHAM ROAD, HEADCORN, KENT

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

Councillor Pyman of Headcorn Parish Council (against) and Mr Woods, 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: 13 – For 0 – Against 0 – Abstentions

373. MA/13/2091 - DEMOLITION OF EXISTING GYMNASIUM BUILDING AND REMOVAL OF PARKING AREA, AND ERECTION OF 3 DETACHED DWELLINGS WITH ASSOCIATED GARAGING AND CREATION OF NEW SITE

ENTRANCE - PEGASUS GYMNASTICS CLUB, CRISMILL LANE, BEARSTED, MAIDSTONE, KENT

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

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

Voting: 12 – For 0 – Against 0 – Abstentions

Note:

Councillor Moriarty was not present during consideration of this application.

Councillor Nelson-Gracie left the meeting after consideration of this item (7.35 p.m.).

374. MA/13/2063 - PROPOSED REFURBISHMENT AND EXTENSION TO EXISTING CABIN CAFE - COBTREE CABIN, COBTREE PARK, FORSTAL ROAD, AYLESFORD, KENT

Councillor Butler stated that he had been lobbied.

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

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

Voting: 10 – For 0 – Against 1 – Abstention

Note: Councillor Moriarty was not present during consideration of this application.

375. MA/14/0114 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING EIGHT DETACHED AND SEMI DETACHED HOUSES, INCLUDING ACCESS AND PARKING PROVISION, WITH DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL - KENT HOUSE, BEAVER ROAD, ALLINGTON, MAIDSTONE, KENT

Councillor Chittenden stated that he had been lobbied.

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

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

Ecological enhancements that can be built into the fabric of the buildings should be sought where possible under any reserved matters application.

Voting: 12 – For 0 – Against 0 – Abstentions

376. MA/13/2134 - REFURBISHMENT OF EXISTING MOTOR RETAIL DEALERSHIP - F G BARNES AND SONS LTD, CUXTON ROAD, MAIDSTONE, KENT

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: 12 – For 0 – Against 0 – Abstentions

377. MA/13/2143 - PROVISION OF NEW CAR DEALERSHIP INVOLVING ERECTION OF CAR SHOWROOM WITH ANCILLARY 11 BAY WORKSHOP INCLUDING MOT FACILITIES, VALETING, VEHICLE DISPLAY AND PARKING FACILITIES - LAND ON CORNER OF CUXTON ROAD AND BIRCHOLT ROAD, MAIDSTONE, KENT

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: 12 – For 0 – Against 0 – Abstentions

378. 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.

RESOLVED: That the report be noted.

379. CHAIRMAN'S ANNOUNCEMENTS

The Chairman introduced Poppy Brewer who had recently joined the Democratic Services team.

380. DURATION OF MEETING

6.00 p.m. to 7.55 p.m.