

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 3 JULY 2014

Present: Councillor English (Chairman) and
Councillors Collins, Cox, Edwards-Daem, Greer,
Harwood, Hogg, McKay, Moriarty, Paine, Paterson,
Mrs Robertson and Mrs Stockell

Also Present: Councillors Daley, Mrs Gooch, Mrs Grigg,
B Mortimer, Munford, Vizzard and Willis

31. **APOLOGIES FOR ABSENCE**

It was noted that Councillor Hogg had indicated that he would be late in arriving at the meeting due to work commitments.

32. **NOTIFICATION OF SUBSTITUTE MEMBERS**

There were no Substitute Members.

33. **NOTIFICATION OF VISITING MEMBERS**

Councillors Daley, Mrs Gooch and Willis indicated their wish to speak on the report of the Head of Planning and Development relating to application MA/13/1749.

Councillor Mrs Grigg attended the meeting as an observer with a particular interest in the report of the Head of Planning and Development relating to application MA/13/1265.

Councillor Munford indicated his wish to speak on the report of the Head of Planning and Development relating to application MA/14/0335.

Councillor Vizzard attended the meeting as an observer with a particular interest in the reports of the Head of Planning and Development relating to applications MA/12/2255 and MA/13/1749.

It was noted that Councillor B Mortimer had indicated his wish to speak on the report of the Head of Planning and Development relating to application MA/13/1473, but had been delayed.

34. **URGENT ITEM**

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.

35. ITEMS WITHDRAWN FROM THE AGENDA

MA/12/2255 - OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 53 RESIDENTIAL UNITS WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATION - NURSES HOME, HERMITAGE LANE, MAIDSTONE, KENT

The Committee considered the urgent update report of the Head of Planning and Development. It was noted that the applicant's agent had asked that the application be withdrawn from the agenda as they needed more time to consider the viability report produced by the DVS (Valuation Office Agency). However, the Officers were of the view that the Council had all the information necessary to determine the application.

RESOLVED: That consideration of this item be deferred until the next meeting to allow the applicant more time to consider the DVS (VOA) report.

36. 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/14/0337, and intended to speak and vote when it was considered.

37. EXEMPT ITEMS

RESOLVED: That the exempt Appendix to the urgent update report of the Head of Planning and Development relating to application MA/13/1265 be considered in public, but the information contained therein should remain private.

38. MINUTES OF THE MEETING HELD ON 12 JUNE 2014

RESOLVED: That the Minutes of the meeting held on 12 June 2014 be approved as a correct record and signed.

39. PRESENTATION OF PETITIONS

There were no petitions.

40. DEFERRED ITEM

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 reported that the Case Officer would be meeting with the applicant the following

week to discuss the required revised viability assessment. Once this had been received and reviewed, the application would be reported back to the Committee for decision.

41. MA/12/2255 - OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 53 RESIDENTIAL UNITS WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATION - NURSES HOME, HERMITAGE LANE, MAIDSTONE, KENT

See Minute 35 above.

42. MA/13/1749 - AN OUTLINE APPLICATION FOR A MIXED USE DEVELOPMENT COMPRISING UP TO 500 RESIDENTIAL DWELLINGS (INCLUDING AFFORDABLE HOMES), LAND SAFEGUARDED FOR AN EDUCATION FACILITY AND LAND SAFEGUARDED FOR A COMMUNITY CENTRE. PROVISION OF PUBLIC OPEN SPACE (INCLUDING CHILDREN'S PLAY AREAS), ASSOCIATED INFRASTRUCTURE AND NECESSARY DEMOLITION AND EARTHWORKS. THE FORMATION OF 2 NO. NEW VEHICULAR ACCESSES FROM HERMITAGE LANE AND HOWARD DRIVE. ACCESS TO BE CONSIDERED AT THIS STAGE AND ALL OTHER MATTERS RESERVED FOR FUTURE CONSIDERATION - LAND EAST OF HERMITAGE LANE, MAIDSTONE, KENT

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

Mrs Bates of the New Allington Action Group (against), Mr Wilkes on behalf of the St Andrews Road Residents' Association (against), Councillor Wherne of Barming Parish Council (against) and Councillors Daley, Willis and Mrs Gooch (Visiting Members) (against) addressed the meeting.

RESOLVED: That outline permission be refused for the reasons set out in the report and the following informative:

The Council is seriously concerned that the development only seeks to achieve Level 3 of the Code for Sustainable Homes rather than Level 4 as required by draft policy DM2 of the emerging Maidstone Borough Local Plan.

Voting: 12 – For 0 – Against 0 – Abstentions

Note: Councillor Hogg entered the meeting following consideration of this application (7.10 p.m.).

43. MA/13/1473 - ERECTION OF ONE DETACHED DWELLING AND GARAGE FOR AN AGRICULTURAL WORKER - WARNHAMS FARM, HUNT STREET, WEST FARLEIGH, KENT

All Members except the Chairman and Councillor Harwood stated that they had been lobbied.

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

Councillor Martin of West Farleigh Parish Council (in support), Mr Sewell, the applicant, and Councillor B Mortimer (Visiting Member) (in support) addressed the meeting.

RESOLVED: That permission be refused for the reasons set out in the report.

Voting: 9 – For 3 – Against 1 - Abstention

44. MA/14/0335 - CONSTRUCTION OF STABLES AND SAND SCHOOL - THE COACH HOUSE, GREEN LANE, CHART SUTTON, MAIDSTONE, KENT

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

Councillor Munford (Visiting Member) addressed the meeting on behalf of Chart Sutton Parish Council which wished to see the application refused.

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

Voting: 12 – For 0 – Against 1 – Abstention

45. MA/13/1265 - CONVERSION AND EXTENSION OF THE "OLD SCHOOL HOUSE" TO A SINGLE DWELLING AND ERECTION OF A DETACHED DWELLING - OLD SCHOOL HOUSE, THURNHAM LANE, THURNHAM, MAIDSTONE, KENT

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

RESOLVED: That subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Services may advise to (a) secure a detailed specification of works to renovate and extend the Old School House building and (b) ensure that the works are carried out in full prior to occupation of the new dwelling, the Head of Planning and Development be given delegated powers to grant permission subject to the conditions set out in the report as amended by the urgent update report.

Voting: 13 – For 0 – Against 0 – Abstentions

46. MA/14/0353 - INSTALLATION OF SOLAR PANELS AND ASSOCIATED EQUIPMENT TO ENABLE ENERGY GENERATION FOR THE FARM COLD STORE AND CONNECTION TO THE NATIONAL GRID FOR ANY SURPLUS - LAND AT WANSHURST GREEN FARM, BATTLE LANE, MARDEN, 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.

Voting: 12 – For 0 – Against 1 – Abstention

47. MA/13/1482 - AN APPLICATION FOR THE ERECTION OF ONE DWELLING - LAND AT GREEN COURT, HIGH STREET, STAPLEHURST, 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 informatives set out in the urgent update report.

Voting: 13 – For 0 – Against 0 – Abstentions

48. MA/14/0203 - THE NORTH WALL OF THE CAR PARK IS TO BE DEMOLISHED AND RE-BUILT - CAR PARK, KING STREET, 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: 11 – For 1 – Against 1 – Abstention

49. MA/14/0337 - ADVERTISEMENT CONSENT FOR THE ERECTION OF 300MM HIGH BUILT UP STAINLESS STEEL LETTERS WITH UP LIGHTING ILLUMINATION - VINTERS PARK CREMATORIUM, BEARSTED ROAD, WEAVERING, MAIDSTONE, KENT

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

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 advertisements by reason of their size and illumination would be out of character with the rural nature of the parkland setting and site and cause harm to the visual amenity of the surrounding area.

RESOLVED: That permission be refused for the following reason:

The advertisements by reason of their size and illumination would be out of character with the rural nature of the parkland setting and site and cause harm to the visual amenity of the surrounding area.

Voting: 7 – For 3 – Against 3 – Abstentions

50. APPEAL DECISIONS

The Committee considered the report of the Head of Planning and Development setting out details of appeal decisions received recently.

RESOLVED: That the report be noted.

51. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that he would like to see the re-introduction of an agenda item to enable Members to receive reports back on matters they had referred to Cabinet Members.

52. DURATION OF MEETING

6.00 p.m. to 8.20 p.m.