

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 16 NOVEMBER 2023
ADJOURNED TO 23 NOVEMBER 2023

Attendees

23 November 2023:

Committee Members:	Councillor Denis Spooner (Chairman) and Councillors Cox, English, Garten, Harwood, Holmes, Jeffery, Kimmance, McKenna, Perry, Russell, Spooner and D Wilkinson
Visiting Members:	Councillors Hinder and S Thompson

173. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Gooch and Riordan.

174. NOTIFICATION OF SUBSTITUTE MEMBERS

Councillor Garten was present as Substitute Member for Councillor Riordan.

175. NOTIFICATION OF VISITING MEMBERS

Councillor Hinder was present as Visiting Member for Item 12 – (23/501986/FULL – Land Northeast of Redwood Glade, Forge Lane, Bredhurst, Kent) and Item 14 – (23/504229/FULL La Torre, Boxley Road, Walderslade, Kent).

Councillor S Thompson was present as Visiting Member for Item 11 – (23/501345/FULL – Reeds Wood, Cox Street, Detling, Maidstone, Kent).

176. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

177. URGENT ITEMS

The Chairman said that he intended to take the update reports of the Head of Development Management and the verbal updates in the Officer presentations as urgent items as they contained further information relating to the applications to be considered at the meeting.

178. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

179. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

9.	23/504294/FULL – Land Adjacent to the Hawthorns, Pye Corner, Ulcombe, Kent	Councillors Cox, English, Harwood and Perry
10.	23/503722/FULL – Golden Oaks, Pye Corner, Ulcombe, Kent	Councillors Perry and Harwood
11.	23/501345/FULL – Reeds Wood, Cox Street, Detling, Maidstone, Kent	Councillors Jeffery, Harwood, Kimmance and McKenna
12.	23/501986/FULL – Land Northeast of Redwood Glade, Forge Lane, Bredhurst, Kent	Councillors Cox, Harwood, Garten, Holmes, Jeffery, Kimmance, Perry, Russell, Spooner and D Wilkinson
13.	22/503566/FULL – 62 Maidstone Road, Lenham, Kent	Councillor Jeffery
14.	23/504229/FULL – La Torre, Boxley Road, Walderslade, Kent	Councillor Jeffery

180. EXEMPT ITEMS

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

181. 23/501345/FULL - CHANGE OF USE OF LAND TO A LUXURY HOLIDAY PARK TO COMPRISING 6NO. HARD STANDING PITCHES, 2NO. SAFARI LODGES, SWIM POND, CYCLE STORE AND CONVERSION OF EXISTING AGRICULTURAL BARN TO A RECEPTION BUILDING WITH ASSOCIATED ACCESS, PARKING, FOUL WATER PACKAGE TREATMENT PLANT, 2NO. SURFACE WATER ATTENUATION PONDS WITH LANDSCAPING AND LIGHTING - REEDS WOOD, COX STREET, DETLING, MAIDSTONE, KENT

The Committee considered the report of the Head of Development Management.

In introducing the application, the Principal Planning Officer advised the Committee that a further representation had been received which outlined concerns regarding light and traffic pollution.

Mr Tamsett, the applicant, addressed the meeting.

Councillor S Thompson (Visiting Member) addressed the meeting.

Contrary to the recommendation of the Head of Development Management, the Committee agreed to refuse permission. In making the decision the Committee considered that:

- Contrary to paragraph 180(c) of the National Planning Policy Framework, the proposal would disturb the ancient woodland which is a linear habitat by impacting on wildlife connectivity, harm from lighting,

general disturbance, public access to the woods and creation of a nitrogen deposition due to an increase in vehicle traffic. A suitable compensation strategy was not presented and the application was not exceptional with alternative sites available.

- The proposal was contrary to the Kent Downs AONB Management Plan, which requires development to enhance and provide betterment.

Informative

The decision has been made on the description provided on the application form which included a "reception building".

RESOLVED: That permission be refused and that the Head of Development Management be given delegated powers to finalise the reasons for refusal based on the issues summarised above.

Voting: 10 – For 0 – Against 0 – Abstentions

Note: Councillor Kimmance joined the meeting after consideration of this application (6.14 p.m.)

182. 23/501986/FULL - ERECTION OF 3NO. DWELLINGS WITH ASSOCIATED GARAGES, PARKING, AND AMENITIES, INCLUDING ALTERATIONS TO EXISTING ACCESS - LAND NORTH EAST OF REDWOOD GLADE, FORGE LANE, BREDHURST, KENT

The Committee considered the report of the Head of Development Management.

The Democratic and Electoral Services Manager read out a statement on behalf of Mr Carter, an objector.

Mr Collins, a supporter, addressed the meeting.

Councillor Hinder (Visiting Member) addressed the meeting.

The Democratic and Electoral Services Manager read out a statement on behalf of Councillor Jones, a ward member.

RESOLVED: That permission be refused for the reasons as set out in the report, with the further addition of the reason relating to the lack of an ecological survey with the Head of Development Management be given delegated powers to finalise.

Voting: 9 – For 2 – Against 0 – Abstentions

183. 22/503566/FULL - DEMOLITION OF EXISTING OUTBUILDINGS AND PART OF EXISTING GARAGE, AND ERECTION OF 2. DETACHED CHALET HOUSES WITH ASSOCIATED ACCESS AND PARKING - 62 MAIDSTONE ROAD, LENHAM, KENT

The Committee considered the report of the Head of Development Management.

When introducing the application, the Senior Planning Officer sought delegated powers to impose an additional condition relating to the incorporation of decentralised and renewable or low-carbon sources of energy into the development.

Mr McCreery addressed the meeting on behalf of Lenham Parish Council.

The Democratic and Electoral Services Manager read out a statement on behalf of the applicant, Mr Chapman.

RESOLVED: That subject to:

- A. The prior completion of a legal agreement in such terms as the Head of Legal Partnership may advise to secure the Heads of Terms set out in the report, an additional Head of Terms for tree cover enhancement and maintenance for 30 years and the prior payment of monitoring fees;

AND

- B. The conditions set out in the report; with:

The strengthening of condition 6 (Soft Landscaping) to require a double-staggered native hedgerow along the frontage of the application site;

A condition to retain the apex and soft landscape frontages of the application site;

An additional condition relating to the incorporation of decentralised and renewable or low-carbon sources of energy into the development,

The Head of Development Management be given delegated powers to grant permission and to be able to settle or amend any necessary Heads of Terms and planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 11 – For 0 – Against 0 – Abstentions

Note: Councillor English joined the meeting after consideration of this application (7.54 p.m.)

- 184. 23/504229/FULL - CONVERSION OF EXISTING 3NO. FLATS TO A SINGLE RESIDENTIAL DWELLING, INCLUDING ERECTION OF 2NO. REAR AND 1NO. FRONT DORMERS, AND ERECTION OF 1NO. DETACHED DWELLING WITH ASSOCIATED PARKING - LA TORRE, BOXLEY ROAD, WALDESLADE, KENT

The Committee considered the report of the Head of Development Management.

Ms Anderson, an objector, addressed the meeting.

Mr Fard, the applicant, addressed the meeting.

Councillor Hinder (Visiting Member) addressed the meeting.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report, with:

The strengthening of condition 8 (Landscaping) to require a detailed planting plan, a replacement tree on the site frontage and traditional front boundary hedgerow treatment.

The strengthening of condition 9 (Tree and Plant Management) to require a 10 year landscape management plan.

An additional condition to require the protection of the Beech and Yew Tree.

2. That delegated powers be given to the Head of Development Management to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 8 – For 4 – Against 0 – Abstentions

185. 23/504294/FULL - CHANGE OF USE OF THE LAND FOR THE STATIONING OF 3NO. MOBILE HOMES AND 3NO. TOURING CARAVANS FOR GYPSY/TRAVELLER OCCUPATION, WITH ASSOCIATED HARD AND SOFT LANDSCAPING - LAND ADJACENT TO THE HAWTHORNS, PYE CORNER, ULCOMBE, KENT

The Committee considered the report of the Head of Development Management.

Councillor Titchener of Ulcombe Parish Council addressed the meeting.

Mr McKay, for the applicant, addressed the meeting.

The Democratic and Electoral Services Manager read out a statement on behalf of Councillor Trzebinski, a ward member.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report, with

The amendment of condition 8 (Landscaping) to require a 10 year landscape management plan.

An additional condition to phase the growth of hedging to replace the fence at the Northeast boundary of the application site.

An informative advising the applicant that the Orchard on site should be replaced with a Hazelnut Plait.

2. That delegated powers be given to the Head of Development Management to be able to settle or amend any necessary planning

conditions and informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 11 – For 0 – Against 0 – Abstentions

186. 23/503722/FULL - DEMOLITION OF EXISTING DAYROOM AND ERECTION OF A REPLACEMENT DAYROOM TOGETHER WITH ASSOCIATED LANDSCAPING (RESUBMISSION 22/505594/FULL) - GOLDEN OAKS, PYE CORNER, ULCOMBE, KENT

The Committee considered the report of the Head of Development Management.

Councillor Diamond of Ulcombe Parish Council addressed the meeting.

Mr Nicholas, for the applicant, addressed the meeting.

The Democratic and Electoral Services Manager read out a statement on behalf of Councillor Trzebinski, a ward member.

RESOLVED:

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

The strengthening of condition 7 (Landscaping) to require a 10 year landscape management plan.

2. That delegated powers given to the Head of Development Management to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 9 – For 1 – Against 1 – Abstention

187. APPEALS LIST

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

Arising from the discussion, the Head of Development Management advised the Committee he would like to discuss the Council's Landscape Character Guidelines with Members which had been written in 2012 and were out date.

RESOLVED: That the report be noted.

188. DURATION OF MEETING

6.00 p.m. to 9.43 p.m.

Note: The Committee adjourned between 8.38 p.m. to 8.50 p.m.