

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 20 JANUARY 2022

Present: Councillor Spooner (Chairman) and
Councillors Brindle, Cox, English, Eves, Harwood,
Holmes, Kimmance, Munford, Perry, M Rose,
Trzebinski and Young

Also Present: Councillors Garten and Harper

190. APOLOGIES FOR ABSENCE

There were no apologies for absence although it was noted that Councillors Eves and Harwood would be late in arriving at the meeting.

191. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

192. NOTIFICATION OF VISITING MEMBERS

Councillor Garten had given notice of his wish to speak on the report of the Head of Planning and Development relating to application 21/505360/FULL (The Cow Shed, West Street, Lenham, Kent), and attended the meeting remotely.

Councillor Harper had given notice of his wish to speak on the report of the Head of Planning and Development relating to application 21/506690/FULL (Telecommunications Base Station at Junction of Tonbridge Road and Oakwood Road, Maidstone, Kent), and attended the meeting remotely.

193. ITEMS WITHDRAWN FROM THE AGENDA

21/506690/FULL - Removal of 1 no. 12.5m street monopole and replacement with 1 no. 20m street monopole supporting 3 no. antennas. Removal of 1 no. cabinet and 1 no. meter cabinet and replacement with 1 no. new meter cabinet, and ancillary works thereto - Telecommunications Base Station at Junction of Tonbridge Road and Oakwood Road, Maidstone, Kent

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

The Development Manager advised the Committee that since the site notice would not expire until 28 January 2022, it was recommended that

the application be withdrawn from the agenda to await the expiry of the publicity period and any further representations that might be received. The application would then be reported to the next scheduled meeting of the Planning Committee.

RESOLVED: That agreement be given to the withdrawal of application 21/506690/FULL from the agenda to await the expiry of the publicity period.

194. URGENT ITEMS

The Chairman said that he intended to take the update reports of the Head of Planning and Development 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.

195. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Young said that, with regard to the report of the Head of Planning and Development relating to application 21/505458/REM (Land Rear of Redic House, Warmlake Road, Sutton Valence, Kent), she had met one of the objectors because she wanted to visit the site and he had let her in. She had not discussed the application with him and intended to speak and vote when it was considered.

Note: Councillor Eves joined the meeting during consideration of this item (6.10 p.m.). He said that he had no disclosures of interest.

196. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

14.	21/505360/FULL – The Cow Shed, West Street, Lenham, Kent	Councillors Brindle, Cox, English, Eves, Holmes, Kimmance, Munford, Spooner and Young
15.	21/505458/REM - Land Rear of Redic House, Warmlake Road, Sutton Valence, Kent	Councillors Holmes and Perry
16.	21/504652/FULL - Broadlands, North Pole Road, Barming, Maidstone, Kent	Councillors English, Eves, Munford and Young
17.	21/506258/FULL – 6 Beckworth Place, St Andrew's Road, Maidstone, Kent	Councillors Brindle, Cox, English, Eves, Holmes, Kimmance, Perry, Spooners, Trzebinski and Young
18.	21/506690/FULL - Telecommunications Base Station at Junction of Tonbridge Road and Oakwood Road, Maidstone, Kent	Councillors Cox and Kimmance

See Minute 203 below

197. EXEMPT ITEMS

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

198. MINUTES OF THE MEETING HELD ON 16 DECEMBER 2021

RESOLVED: That the Minutes of the meeting held on 16 December 2021 be approved as a correct record and signed.

199. PRESENTATION OF PETITIONS

There were no petitions.

200. DEFERRED ITEMS

20/505611/SUB - SUBMISSION OF DETAILS TO DISCHARGE CONDITION 18 - FOUL AND SURFACE WATER SEWERAGE DISPOSAL SUBJECT TO 14/502010/OUT - DICKENS GATE, MARDEN ROAD, STAPLEHURST, TONBRIDGE, KENT

The Development Manager said that an external consultant was currently reviewing the application. It was expected that the application would be reported back to the Committee soon.

21/505452/LBC - LISTED BUILDING CONSENT FOR WORKS TO RE-POSITION/RE-BUILD A SECTION OF RAGSTONE WALL (TO FACILITATE THE A20 ASHFORD ROAD AND WILLINGTON STREET JUNCTION CAPACITY IMPROVEMENT SCHEME - MOTE PARK, A20 ASHFORD ROAD JUNCTION WITH WILLINGTON STREET, MAIDSTONE, KENT

The Development Manager said that discussions were ongoing. The application would be reported back to the Committee at the earliest opportunity.

201. APPOINTMENT OF MAIDSTONE GROUP AND LABOUR GROUP POLITICAL GROUP SPOKESPERSONS

RESOLVED: That the following Members be appointed as Spokespersons for their respective Political Groups for the remainder of the Municipal Year 2021/22:

Councillor Cox – Maidstone Group
Councillor M Rose – Labour Group

202. 21/505360/FULL - CHANGE OF USE OF COW SHED TO 1 NO. HOLIDAY LET WITH WIDENED ACCESS FOR FRONTAGE CAR PARKING - THE COW SHED, WEST STREET, LENHAM, KENT

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

Mr McKay, an objector, addressed the meeting in person.

Councillor Britt of Lenham Parish Council and Councillor Garten, Visiting Member, addressed the meeting remotely.

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

Voting: 12 – For 0 – Against 0 – Abstentions

203. 21/505458/REM - APPROVAL OF RESERVED MATTERS FOR THE ERECTION OF 3 NO. DETACHED DWELLINGS WITH ASSOCIATED PARKING (APPEARANCE, LANDSCAPING, LAYOUT, SCALE BEING SOUGHT) PURSUANT OF 20/504370/OUT (OUTLINE APPLICATION FOR ERECTION OF 3 NO. DETACHED DWELLINGS WITH MATTERS OF ACCESS AND LAYOUT BEING SOUGHT, APPEARANCE, LANDSCAPING AND SCALE ARE RESERVED MATTERS FOR FUTURE CONSIDERATION) - LAND REAR OF REDIC HOUSE, WARMLAKE ROAD, SUTTON VALENCE, KENT

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

In introducing the application, the Senior Planning Officer advised the Committee that she wished to add a further condition to ensure that the solar panels associated with the individual dwellings are installed and operational prior to the first occupation of the relevant dwelling.

Mr Golding, an objector, addressed the meeting remotely.

The Chairman read out a statement on behalf of Sutton Valence Parish Council which had requested that the application be determined by the Planning Committee but was unable to send a representative to the meeting as it had a pre-arranged meeting to set its budget and precept.

RESOLVED:

1. That permission be granted subject to the conditions and informative set out in the report and the additional condition referred to by the Senior Planning Officer when introducing the application (to ensure that the solar panels associated with the individual dwellings are installed and operational prior to the first occupation of the relevant dwelling).

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional condition and to amend any other conditions as a consequence.

Voting: 9 – For 2 – Against 1 – Abstention

Note: Councillor Harwood joined the meeting after consideration of this application (7.15 p.m.). He said that he had been lobbied on agenda items 14, 16 and 17.

204. 21/506258/FULL - CONVERSION OF EXISTING DETACHED GARAGE INTO GRANNY ANNEXE ANCILLARY TO THE MAIN DWELLING - 6 BECKWORTH PLACE, ST ANDREW'S ROAD, MAIDSTONE, KENT

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

Ms Kemp, an objector, addressed the meeting in person.

In the absence of a representative of a residents' association/amenity group, Mr Lindley, another objector, addressed the meeting with the Chairman's discretion in person.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, Members considered that:

The proposed development by the addition of the window and door to the front would be a jarring addition to the character of the street scene and would upset the rhythm and the style of the street scene and result in a proliferation of cars to the front of the dwelling harming its character contrary to Policy DM1 of the Maidstone Borough Local Plan 2017.

RESOLVED: That permission be refused and that the Head of Planning and Development be given delegated powers to finalise the reasons for refusal to include the key issues cited above.

Voting: 11 – For 1 – Against 0 – Abstentions

Note: Councillor M Rose did not participate in the voting as she had not been present for all of the discussion on the application.

205. 21/504652/FULL - ERECTION OF A TWO STOREY FRONT/REAR EXTENSION AND A SINGLE STOREY SIDE/REAR EXTENSION. PROPOSED GARAGE CONVERSION INTO STORE/HABITABLE SPACE WITH INSERTION OF DORMER TO FRONT ELEVATION - BROADLANDS, NORTH POLE ROAD, BARMING, MAIDSTONE, KENT

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

Councillor Manser of Barming Parish Council addressed the meeting remotely.

RESOLVED:

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

An additional condition requiring the installation of renewables on the extension(s); and

An additional condition requiring a native species landscape scheme for the front and rear of the site, to include tree planting.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional conditions and to add/amend any other conditions as a consequence.

Voting: 13 – For 0 – Against 0 – Abstentions

206. 21/506690/FULL - REMOVAL OF 1 NO. 12.5M STREET MONOPOLE, AND REPLACEMENT WITH 1 NO. 20M STREET MONOPOLE SUPPORTING 3 NO. ANTENNAS. REMOVAL OF 1 NO. CABINET AND 1 NO. METER CABINET AND REPLACEMENT WITH 1 NO. NEW METER CABINET, AND ANCILLARY WORKS THERETO - TELECOMMUNICATIONS BASE STATION AT JUNCTION OF TONBRIDGE ROAD AND OAKWOOD ROAD, MAIDSTONE, KENT

See Minute 193 above

207. 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. In response to a question, the Development Manager confirmed that the Council currently had a 74% success rate at appeal. On behalf of the Committee, the Chairman thanked the Planning and Legal Officers for their work on appeals.

RESOLVED: That the report be noted.

208. DURATION OF MEETING

6.00 p.m. to 8.40 p.m.