

## **MAIDSTONE BOROUGH COUNCIL**

### **PLANNING COMMITTEE**

#### **MINUTES OF THE MEETING HELD ON 31 JANUARY 2013**

**Present:** Councillor Lusty (Chairman) and  
Councillors Ash, Chittenden, Collins, Cox, English,  
Hogg, Newton, Paterson, Mrs Robertson and Ross

**Also Present:** Councillors Barned, Sams and Mrs Wilson

#### 251. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors English, Garland, Harwood and J A Wilson.

Notwithstanding the above, Councillor English entered the meeting during consideration of application MA/12/1844 (7.30 p.m.).

#### 252. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:-

Councillor Chittenden for Councillor Harwood  
Councillor Ross for Councillor J A Wilson

#### 253. NOTIFICATION OF VISITING MEMBERS

Councillor Barned indicated his wish to speak on the report of the Head of Planning relating to application MA/12/0378.

Councillor Sams indicated his wish to speak on the report of the Head of Planning relating to application MA/12/1777.

Councillor Mrs Wilson indicated her wish to speak on the reports of the Head of Planning relating to applications MA/12/1827 and MA/12/1851.

#### 254. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

#### 255. URGENT ITEMS

##### Update Report

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

256. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

257. DISCLOSURES OF LOBBYING

There were no disclosures of lobbying.

258. EXEMPT ITEMS

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

259. MINUTES OF THE MEETING HELD ON 10 JANUARY 2013

RESOLVED: That the Minutes of the meeting held on 10 January 2013 be approved as a correct record and signed.

260. PRESENTATION OF PETITIONS

There were no petitions.

261. DEFERRED ITEMS

MA/12/0232 - ERECTION OF A CLASS A1 RETAIL STORE, ASSOCIATED PARKING AND PETROL FILLING STATION; TRANSPORT INTERCHANGE COMPRISING BUS AND TAXI DROP-OFF/PICK UP FACILITIES, 39 SHORT STAY RAILWAY STATION CAR PARKING SPACES AND COVERED WALKWAY TO EXISTING RAILWAY STATION BUILDING; AND 660-SPACE COMMUTER CAR PARK AND NATURE AREA - LAND AT STATION APPROACH AND GEORGE STREET, STAPLEHURST

The representative of the Head of Planning reported that a meeting had taken place between the Officers and the applicant. Amended details were to be submitted at which time a re-consultation exercise would be undertaken.

MA/11/0478 - APPLICATION TO DISCHARGE CONDITIONS RELATING TO MA/03/1147/02 (APPROVAL OF RESERVED MATTERS OF SITING, MEANS OF ACCESS, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING PURSUANT TO CONDITIONS 1, 2 AND 3 OF OUTLINE PERMISSION MA/03/1147 FOR A REPLACEMENT COMMUNITY CENTRE, JUNIOR FOOTBALL PITCH, 83 DWELLINGS, ASSOCIATED PARKING, ACCESS ROAD AND LANDSCAPING, RE-SUBMISSION OF MA/03/1147/01) BEING SUBMISSION OF DETAILS RECEIVED ON 24 MARCH 2011 AND 8 MARCH 2012 PURSUANT TO CONDITIONS 11 - SLAB LEVELS, 14 - FLOODLIGHTING AND 16 - PERIMETER FENCING TO THE SPORTS PITCH - YMCA, MELROSE CLOSE, MAIDSTONE

The representative of the Head of Planning reported that a meeting had taken place between Members, Officers and the applicant. Additional information had been received and put out to re-consultation.

262. MA/12/1827 - ERECTION OF FRONT PORCH - 36 UNION STREET, MAIDSTONE, KENT

The Committee considered the report of the Head of Planning.

Mr Atkinson, for objectors, and Councillor Mrs Wilson addressed the meeting.

RESOLVED:

1. That permission be granted subject to the conditions and informative set out in the report.
2. That the Conservation Officer be requested to pursue the listing of this property with English Heritage.

Voting:        7 – For        1 – Against        2 – Abstentions

263. MA/12/1851 - RETROSPECTIVE ADVERTISEMENT CONSENT TO DISPLAY THREE FLAGS ON FLAGPOLES ON JUBILEE SQUARE AND TWO FLAGS ON FLAGPOLES IN BRENCHLEY GARDENS - FLAGPOLES AT JUBILEE SQUARE AND MAIDSTONE MUSEUM, HIGH STREET AND ST FAITHS STREET, MAIDSTONE, KENT

The Committee considered the report of the Head of Planning.

Councillor Mrs Wilson addressed the meeting.

RESOLVED:

1. That subject to the expiry of the public consultation period and the receipt of no representations raising new material planning considerations, the Head of Planning be given delegated powers to grant advertisement consent subject to the conditions and informative set out in the report.
2. That the Committee's concerns regarding the submission of a retrospective application by the Borough Council be referred to the Chief Executive and the Cabinet Member for Economic and Commercial Development.

Voting:        5 – For        4 – Against        2 – Abstentions

Chairman's casting vote for approval

264. MA/12/0378 - ERECTION OF SHOP AND OFFICES BUILDING - PILGRIMS RETREAT, HOGBARN LANE, HARRIETSHAM, MAIDSTONE, KENT

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

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: 10 – For 0 – Against 0 – Abstentions

265. MA/12/1777 - ERECTION OF 12 NO. DWELLINGS AND ASSOCIATED WORKS - LAND AT NORTHLAND AND GROOM WAY, OLD ASHFORD ROAD, LENHAM, MAIDSTONE, KENT

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

Mr Tull, for the applicant, and Councillor Sams addressed the meeting.

RESOLVED:

1. That subject to the prior completion of a Section 106 legal agreement in such terms as the Head of Legal Services may advise to secure the following contributions required as a result of the additional demand created by the proposed development:-
  - A contribution of £17,325 for Maidstone Borough Council Parks and Open Space to be used for enhancing, maintaining, repairing and renewing amenity areas and green spaces within a one mile radius of the development site;
  - A contribution of £9,000 for the West Kent Primary Care Trust to be invested in the Len Valley Surgery, Lenham and the Glebe Surgery, Harrietsham;
  - A contribution of £4,721.92 for Kent County Council to be spent on providing new primary school accommodation within the locality (two primary schools within a 2 mile radius are in Lenham and Platts Heath);
  - A contribution of £546.38 for Kent County Council to be spent on providing additional book stock for Lenham Library and community learning projects within Harrietsham and Lenham ward; and
  - A contribution of £170.14 for Kent County Council to be spent on adult social services within Harrietsham and Lenham ward,

the Head of Planning be given delegated powers to grant permission subject to the conditions and informatives set out in the report.
2. That the amended reason for approval set out in the urgent update report be included on the decision notice.

Voting: 10 – For 0 – Against 0 – Abstentions

266. MA/12/1806 - ERECTION OF SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO ROOF TO FORM PITCHED ROOF WITH RAISING OF EXISTING RIDGE (RE-SUBMISSION OF MA/12/0888 AND MA/12/1376) - 28 HOCKERS LANE, DETLING, MAIDSTONE, KENT

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

Mr Sinden, an objector, and Mr Tamsett, for the applicants, addressed the meeting.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report.
2. That the reason for approval set out in the urgent update report be included on the decision notice.

Voting: 10 – For 0 – Against 0 – Abstentions

267. MA/12/1317 - PERMANENT RETENTION OF EXISTING POULTRY HOUSE AND FEED SILOS PERMITTED UNDER REFERENCE MA/08/1173 AND ERECTION OF A DETACHED FARMHOUSE AND GARAGE TO REPLACE EXISTING MOBILE HOME - CHERRY TREE FARM, PETT ROAD, STOCKBURY, SITTINGBOURNE, KENT

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

Councillor Porter of Stockbury Parish Council (against) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions set out in the report, the additional condition set out in the urgent update report, and the following informative:-

The details of materials to be submitted pursuant to condition 3 shall include ecological improvements such as swift bricks and bat boxes.

Voting: 10 – For 0 – Against 0 – Abstentions

268. MA/12/1844 - CONSTRUCTION OF A NEW THREE-BEDROOMED DWELLING WITH BASEMENT AND DETACHED GARAGE - LAND ADJOINING 49 OAK LANE, HEADCORN, ASHFORD, KENT

The Committee considered the report of the Head of Planning.

Mr Richardson addressed the meeting on behalf of the applicant.

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

Voting: 8 – For 2 – Against 0 – Abstentions

Note: Councillor English entered the meeting during consideration of this application, but did not participate in the discussions or the voting.

269. APPEAL DECISIONS

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

RESOLVED: That the report be noted.

270. CHAIRMAN'S ANNOUNCEMENTS

The Chairman drew the Committee's attention to forthcoming training sessions.

271. DURATION OF MEETING

6.00 p.m. to 7.35 p.m.