

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 21 NOVEMBER 2013

Present: Councillor Lusty (Chairman), and
Councillors Ash, Chittenden, Collins, Cox, Harwood,
Hogg, Moriarty, Nelson-Gracie, Paine, Paterson and
J.A. Wilson

Also Present: Councillors Mrs Gooch and Moss

191. APOLOGIES FOR ABSENCE

It was noted that an apology for absence had been received from Councillor Mrs Roberson.

192. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

193. NOTIFICATION OF VISITING MEMBERS

It was noted that Councillors Gooch and Moss had indicated their wish to speak on the report of the Head of Planning and Development in relation to application number MA/12/2255.

194. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

195. URGENT ITEMS

Update Report

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

196. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Ash stated that he was a Member of Bearsted Parish Council, but he had not participated in the Parish Council's discussions regarding application MA/13/1236, and intended to speak and vote when it was considered.

197. EXEMPT ITEMS

RESOLVED: That the Items on the Agenda be taken in public as proposed.

198. MINUTES OF THE MEETING HELD ON 31 OCTOBER 2013

RESOLVED: That the Minutes of the meeting held on 31 October 2013 be approved as a correct record and signed.

199. PRESENTATION OF PETITIONS

There were no petitions.

200. MA 13 1434 - REDUCTION OF LAND LEVELS TO FORM EXTENSION TO EXISTING CAR PARK INCLUDING EXTERNAL LIGHTING, LANDSCAPING AND ASSOCIATED WORKS - MAIDSTONE HOSPITAL HERMITAGE LANE MAIDSTONE KENT

Councillors Harwood and Lusty stated they had been lobbied.

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

Mrs Woodward, an objector, and Mr Neville, of the St Andrews Road Residents' Association (against), addressed the meeting.

RESOLVED: That subject to:

- A. The expiry of the further public consultation with no new issues being raised; and
- B. An amendment to Condition 12 to reflect the receipt of amended plans, as set out in the urgent update report;

the Head of Planning and Development be given delegated powers to grant permission as per the committee report with the following additional informatives:-

- i) The details of drainage pursuant to Condition 10 should include the provision of wildlife friendly gullies; and
- ii) You are advised to contact officers of Maidstone Borough Council to discuss the provision of a sustainable long term parking solution for the Maidstone Hospital site as a whole.

Voting: 8 – For 3 – Against 1 – Abstention

201. 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

Councillors Hogg and Paine stated that they had been lobbied.

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

Mr Neville of St Andrews Road Residents' Association (against) and Councillors Gooch and Moss, Visiting Members, addressed the meeting.

RESOLVED: That the report of the Head of Planning and Development be deferred for one cycle for negotiations regarding:-

- a) The setback of the development from Hermitage Lane;
- b) Safeguarding of trees
- c) Further define the conditions and parameters regarding design and the reserved matters application; and
- d) Further consideration to be given to the viability report

Voting: 8 – For 0 – Against 4 – Abstentions

202. MA 13 0914 - CHANGE OF USE FROM A SINGLE DWELLING TO A HOUSE OF MULTIPLE OCCUPATION (HMO) - 61 CHARLTON STREET MAIDSTONE KENT

Councillors Lusty, Moriarty and Paine stated that they had been lobbied.

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

Mrs Maunder, an objector, and Mrs Stribbling-Williams, the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report, with the addition of a further informative as follows:-

The applicant is recommended to contact the Council with regard to the provision of a larger sized wheelie bin to avoid a proliferation of bins at the property.

Voting: 7 – For 3 – Against 2 – Abstentions

203. MA 13 1199 - CHANGE OF USE OF PART OF FIRST FLOOR AND ASSOCIATED GROUND FLOOR ENTRANCE AREA FROM STORAGE USE TO LEISURE FACILITIES (CLASS D2) WITH ASSOCIATED ALTERATIONS - 8 TONBRIDGE ROAD MAIDSTONE KENT

Councillor Hogg stated that he had been lobbied.

The Committee considered the 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: 11 – For 0 – Against 1 – Abstention

204. MA 12 2046 - HYBRID PLANNING APPLICATION FOR THE REDEVELOPMENT OF LEDIAN FARM TO PROVIDE A CONTINUING CARE RETIREMENT COMMUNITY SCHEME (C2 USE CLASS) - LEDIAN FARM UPPER STREET LEEDS MAIDSTONE KENT

All members, except Councillor Ash, stated that they had been lobbied.

The Committee considered the report and the urgent update report of the Head of Planning and Development. Members were minded to overturn the recommendation and grant planning permission as they felt there would be little impact on the environment; the site is partially brownfield; and provides accommodation for the elderly, jobs and community facilities which will be of benefit to the village as a whole.

Mr Cockell, for the applicant, addressed the meeting.

RESOLVED: That this matter be deferred for one cycle for further information to be provided to Members setting out the S106 Heads of Terms and conditions that would be imposed if the matter were to be considered for approval by Committee members.

Voting: 12 – For 0 – Against 1 – Abstention

205. MA 13 0682 - ERECTION OF NEW 4/5 BEDROOM DWELLING WITH DETACHED DOUBLE GARAGE - 35 KNAVES ACRE HEADCORN ASHFORD KENT

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

Mr Pyman of Headcorn Parish Council (against) addressed the meeting.

RESOLVED: That subject to

A. The deletion of Condition 9 and renumbering of Condition 10 as set out in the urgent update.

B. Additional condition as follows:-

The development hereby permitted shall not commence until details have been submitted to and approved by the local planning authority showing the provision of swift bricks and bat boxes within the development. The development shall thereafter be undertaken in accordance with the subsequently approved details

Reason: In the interests of biodiversity.

and

C. Amended Condition 2 to read as follows:-

No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a scheme of

landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and a programme of maintenance. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding season following commencement of the development (or such other period as may be agreed in writing by the Local Planning Authority) and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The details shall show the provision of robust planting in the form of a native hedgerow to the northern boundary with agricultural land.

Reason: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for landscaping as required by policy ENV6 of the Maidstone Borough Wide Local Plan 2000 and central government policies and guidance as set out in the National Planning Policy Framework 2012.

Permission be granted subject to the condition and informatives set out in the report.

Voting: 10 – For 0 – Against 2 – Abstentions

206. MA 13 1236 - LOFT CONVERSION WITH DORMERS AND ROOF ALTERATION TO REAR - 6 NURSERY AVENUE BEARSTED MAIDSTONE KENT

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

Mrs Midwinter, an objector, addressed the meeting.

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

Voting: 9 – For 3 – Against 0 – Abstentions

207. MA 12 0842 - CHANGE OF USE OF LAND TO THE KEEPING OF HORSES; WITH DEMOLITION OF EXISTING STRUCTURE AND ERECTION OF NEW BUILDING TO ACCOMMODATE JARMONS FARM JARMONS LANE COLLIER STREET TONBRIDGE KENT

Councillor Nelson-Grace stated that he had been lobbied.

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

Mr Collins, for the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report, with amendment to Condition 7 to read as follows:-

Before the equestrian use commences details of the means of disposal of surface water run-off from the buildings, stables, hardstandings, manure heaps and hay soaking areas, shall be submitted to and approved by the Local Planning Authority. No contaminated run off shall be directed to soakaways or any watercourse. The submitted details shall show a SUDs based drainage scheme with appropriate attenuation measures. The development shall thereafter be undertaken in accordance with the subsequently approved details;

Reason: To ensure adequate drainage arrangements to prevent surface water flooding and avoid pollution.

Voting: 11 – For 1 – Against 0 – Abstentions

208. MA 13 1127 - CONVERSION OF PUBLIC HOUSE TO 4 NO. RESIDENTIAL UNITS - BELL HOTEL HIGH STREET STAPLEHURST TONBRIDGE KENT

Councillors Chittenden, Collins, Hogg, Lusty, Moriarty and Paterson stated that they had been lobbied.

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

Mr Perry of Staplehurst Parish Council (against) and Mr Kitchener, the applicant, addressed the meeting.

RESOLVED: That the Head of Planning and Development be given delegated powers to grant permission subject to the prior completion of an appropriate legal mechanism securing the transfer of land and the conditions and informatives set out in the report.

Voting: 10 – For 0 – Against 2 – Abstentions

209. 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.

210. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that the site visit to solar farms was likely to be held in January and will be confirmed in due course.

211. DURATION OF MEETING

6.00 p.m. to 9.43 p.m.