

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 6 FEBRUARY 2014

Present: Councillor Collins (Chairman) and Councillors Ash, Black, Chittenden, Cox, Garland, Harwood, McLoughlin, Moriarty, Paine, Paterson, Mrs Robertson and J.A. Wilson

Also Present: Councillors Mrs Blackmore, Munford, Naghi and Newton

263. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Hogg and Nelson-Gracie.

264. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Garland for Councillor Nelson-Gracie
Councillor McLoughlin for Councillor Hogg

265. NOTIFICATION OF VISITING MEMBERS

Councillor Munford indicated his wish to speak on the reports of the Head of Planning and Development relating to applications MA/11/0511 and MA/11/0512 (if not withdrawn from the agenda) and MA/13/1149.

Councillor Naghi indicated his wish to speak on the report of the Head of Planning and Development relating to application MA/13/1711.

Councillor Newton indicated his wish to speak on the reports of the Head of Planning and Development relating to applications MA/13/0951, MA/13/1149 and MA/13/1523.

It was noted that Councillor Mrs Blackmore had indicated her wish to speak on the report of the Head of Planning and Development relating to application MA/12/2103.

266. ITEMS WITHDRAWN FROM THE AGENDA

MA/11/0511 - CHANGE OF USE OF EXISTING NIGHTCLUB AND APARTMENTS TO 1 DWELLING AND 6 APARTMENTS, INCLUDING EXTENSIONS AND INTERNAL WORKS; CONVERSION AND EXTENSION OF THE EXISTING BALL ROOM TO 2 DWELLINGS; DEMOLITION OF EXISTING GARAGE BLOCK AND ERECTION OF 4 TERRACED PROPERTIES;

CONVERSION AND EXTENSION OF EXISTING GLASSHOUSES TO 6 DWELLINGS; AND THE ERECTION OF 5 DETACHED DWELLINGS TO THE NORTH AND SOUTH OF THE ACCESS TRACK, TOGETHER WITH ASSOCIATED ACCESS AND LANDSCAPE WORKS - WIERTON PLACE, WIERTON ROAD, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

MA/11/0512 - AN APPLICATION FOR LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS AND EXTENSIONS TO FACILITATE THE CHANGE OF USE OF EXISTING NIGHTCLUB AND APARTMENTS TO 1 DWELLING AND 6 APARTMENTS, INCLUDING EXTENSIONS AND INTERNAL WORKS; CONVERSION AND EXTENSION OF THE EXISTING BALL ROOM TO 2 DWELLINGS; DEMOLITION OF EXISTING GARAGE BLOCK AND ERECTION OF 4 TERRACED PROPERTIES; CONVERSION AND EXTENSION OF EXISTING GLASSHOUSES TO 6 DWELLINGS; AND THE ERECTION OF 5 DETACHED DWELLINGS TO THE NORTH AND SOUTH OF THE ACCESS TRACK, TOGETHER WITH ASSOCIATED ACCESS AND LANDSCAPE WORKS - WIERTON PLACE, WIERTON ROAD, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

The Committee considered the urgent update reports of the Head of Planning and Development requesting that these applications be withdrawn from the agenda. It was noted that this would enable the Officers to seek updated comments from the consultees, and that the Officers hoped to bring the applications back to the Committee in the near future.

RESOLVED: That agreement be given to the withdrawal of applications MA/11/0511 and MA/11/0512 from the agenda.

267. URGENT ITEMS

Update Reports

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

268. DISCLOSURES BY MEMBERS AND OFFICERS

With regard to the report of the Head of Planning and Development relating to application MA/13/1711, Councillor Ash stated that he knew the applicant as he was his doctor. He had been advised by the Head of Legal Services that this relationship did not represent a significant interest, and he intended to speak, but not vote, when the application was discussed.

269. EXEMPT ITEMS

RESOLVED: That the information contained in the exempt Appendices to the urgent update reports of the Head of Planning and Development relating to applications MA/13/0951, MA/13/1149 and MA/13/1523 be

considered in public, but the information contained therein should remain private.

270. MINUTES OF THE MEETING HELD ON 16 JANUARY 2014

RESOLVED: That the Minutes of the meeting held on 16 January 2014 be approved as a correct record and signed.

271. PRESENTATION OF PETITIONS

There were no petitions.

272. MA/11/0511 - CHANGE OF USE OF EXISTING NIGHTCLUB AND APARTMENTS TO 1 DWELLING AND 6 APARTMENTS, INCLUDING EXTENSIONS AND INTERNAL WORKS; CONVERSION AND EXTENSION OF THE EXISTING BALL ROOM TO 2 DWELLINGS; DEMOLITION OF EXISTING GARAGE BLOCK AND ERECTION OF 4 TERRACED PROPERTIES; CONVERSION AND EXTENSION OF EXISTING GLASSHOUSES TO 6 DWELLINGS; AND THE ERECTION OF 5 DETACHED DWELLINGS TO THE NORTH AND SOUTH OF THE ACCESS TRACK, TOGETHER WITH ASSOCIATED ACCESS AND LANDSCAPE WORKS - WIERTON PLACE, WIERTON ROAD, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

See Minute 266 above

273. MA/11/0512 - AN APPLICATION FOR LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS AND EXTENSIONS TO FACILITATE THE CHANGE OF USE OF EXISTING NIGHTCLUB AND APARTMENTS TO 1 DWELLING AND 6 APARTMENTS, INCLUDING EXTENSIONS AND INTERNAL WORKS; CONVERSION AND EXTENSION OF THE EXISTING BALL ROOM TO 2 DWELLINGS; DEMOLITION OF EXISTING GARAGE BLOCK AND ERECTION OF 4 TERRACED PROPERTIES; CONVERSION AND EXTENSION OF EXISTING GLASSHOUSES TO 6 DWELLINGS; AND THE ERECTION OF 5 DETACHED DWELLINGS TO THE NORTH AND SOUTH OF THE ACCESS TRACK, TOGETHER WITH ASSOCIATED ACCESS AND LANDSCAPE WORKS - WIERTON PLACE, WIERTON ROAD, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

See Minute 266 above

274. MA/13/1149 - OUTLINE APPLICATION FOR THE ERECTION OF UP TO 600 DWELLINGS WITH ASSOCIATED LOCAL CENTRE COMPRISING CONVENIENCE STORE (USE CLASS A1) (1,300SQM - 1,500SQM GROSS FLOOR AREA (GFA)), RETAIL/COMMERCIAL UNITS (USE CLASS A1, A2, A3, A5 AND/OR D1) (400SQM GFA) AND PUBLIC HOUSE (USE CLASS A4) (550SQM - 700SQM GFA); A TWO FORM ENTRY PRIMARY SCHOOL (WITH PRE-SCHOOL PROVISION AND A COMMUNITY FACILITY); PUBLIC OPEN SPACE; ALLOTMENTS; NATURE CONSERVATION AREA; AND LANDSCAPING, WITH ALL MATTERS RESERVED EXCEPT FOR THE FOLLOWING: MEANS OF VEHICULAR ACCESS TO THE SITE FROM SUTTON ROAD, AND THE SPINE ROAD WITHIN THE SITE; 170 DWELLINGS (PHASE 1) WITH ITS ASSOCIATED OPEN SPACE; DRAINAGE PROVISION,

INCLUDING THE SURFACE WATER ATTENUATION FACILITY, STRATEGIC FOUL AND SURFACE WATER DRAINAGE INFRASTRUCTURE AND PUMPING STATION; EARTHWORKS, TO INCLUDE GROUND RE-MODELLING - LAND AT LANGLEY PARK, SUTTON ROAD, MAIDSTONE, KENT

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

Councillor Ellis of Boughton Monchelsea Parish Council, Councillor Taylor-Maggio of Langley Parish Council, Mr Marshall, for the applicant, and Councillors Newton and Munford (Visiting Members) addressed the meeting.

RESOLVED:

1. That subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Services may advise to secure the following:

The provision of a minimum of 30% affordable housing;

Contributions of £3,000 per dwelling for highway mitigation works to the A274 corridor to address the impacts of this development;

Contributions of £300 per residential unit for enhancements to the Willington Street junction;

A contribution of £106,200 for phase 1 towards improvements to health care provision within the locality;

Contributions of £360 per person for the remainder of the phases throughout the site (as shown on the submitted formula) towards health care provision within the locality;

Contributions for primary education of £14,285 per pupil (based on the formula set out in the report) – this is to be used to provide a new primary school on site with land of not less than 2.05ha in area. The primary school should be provided prior to the completion of the (cumulative) 350th dwelling of this site and the sites to the north of Sutton Road (MA/13/0951 and MA/13/1523);

The transfer to Kent County Council of land of not less than 2.05ha in area for the construction of a primary school, either in a single transfer or two phases, where the first phase consists of not less than 1.4ha. 1.4ha of the site to be transferred at nil value with the remainder transferred at a price agreed by the contributing developers (ss2a,b,c) and the Local Education Authority; or at a value set by the District Surveyor. The primary school should be provided prior to the completion of the (cumulative) 350th dwelling of this site and the sites to the north of Sutton Road (MA/13/0951 and MA/13/1523);

Contributions for secondary education of £589.95 per flat and £2,359.80 per house - this would be for the expansion of existing secondary schools that the application site falls within the catchment area of;

Contributions of £128.44 per dwelling for additional book stock within local libraries;

Contributions towards community learning of £30.34 per dwelling to be spent within the Borough of Maidstone;

Contributions towards youth services of £8.39 per dwelling to be spent within the Borough of Maidstone;

Contributions towards adult social care of £97.26 per dwelling to be spent within the Borough Maidstone;

A suitable marketing campaign to promote the early occupation of the proposed commercial properties to the north of the site - this shall commence once construction of phase 1 has begun;

A contribution of £40,000 for the enhancement of sports and recreation facilities within a 2 mile radius of the application site; and

The provision of a community facility on site that shall be attached to the school. Should this not prove possible, a facility of some 170 square metres shall be provided on site,

the Head of Planning and Development be given delegated powers to grant outline permission subject to the conditions and informatives set out in the report.

2. That a development delivery steering committee formed of stakeholders including the developer, Maidstone Borough Council Officers, Langley Parish Council, Boughton Monchelsea Parish Council, Parkwood Ward Members and Councillors Harwood and Newton should be established to monitor all aspects of the development.

Voting: 6 – For 0 – Against 6 – Abstentions

Note: Councillor Harwood left the meeting during consideration of this application (6.55 p.m.).

275. MA/13/0951 - FULL APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 186 DWELLINGS COMPRISING A MIXTURE OF 2, 3, 4 AND 5 BEDROOM PROPERTIES WITH ASSOCIATED PARKING, LANDSCAPING, AMENITY SPACE AND ENGINEERING WORKS - LAND NORTH OF SUTTON ROAD, OTHAM, KENT

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

Mr Stevenson, for objectors, Mr Lander, for the applicant, and Councillor Newton (Visiting Member) addressed the meeting.

In response to a question by a Member, the representative of Kent Highway Services confirmed that the possible closure of Gore Court Road to prevent rat-running northwards in connection with this development was a matter that could be put to the Joint Transportation Board for consideration.

RESOLVED: That subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Services may advise to secure the following:

The provision of a minimum of 30% affordable housing;

Contributions of £3,000 per dwelling for highway mitigation works to the A274 corridor to address the impacts of this development;

Contributions of £300 per residential unit for enhancements to the Willington Street junction;

A contribution of £132,372 towards improvements to health care provision within the locality;

Contributions for primary education of £14,285 per pupil (based on the formula set out in the report) - this is to be used to provide a new primary school on the Langley Park site with land of not less than 2.05ha in area. The primary school should be provided prior to the completion of the (cumulative) 350th dwelling of this site and the sites to the south and north of Sutton Road (MA/13/1149 and MA/13/1523);

Contributions towards the land acquisition costs for the primary school on the land at Langley Park;

Contributions for secondary education of £589.95 per flat and £2,359.80 per house – this would be for the expansion of existing secondary schools that the application site falls within the catchment area of;

Contributions of £128.44 per dwelling for additional book stock within local libraries;

Contributions towards community learning of £30.34 per dwelling to be spent within the Borough of Maidstone;

Contributions towards youth services of £8.39 per dwelling to be spent within the Borough of Maidstone;

Contributions towards adult social care of £97.26 per dwelling to be spent within the Borough of Maidstone;

A contribution of £132,990 for the enhancement of sports and recreation facilities within a 2 mile radius of the application site;

Contributions towards the provision of a community facility on the Langley Park site (MA/13/1149);

The provision of an equipped play area that straddles this application site and the Redrow application site (MA/13/1523); and

The provision of a pedestrian controlled crossing between the application site (preferably closest to the Redrow site) and the Langley Park site. This crossing should be provided prior to the first occupation of the proposed school, or commercial area, whichever is delivered first. The cost of this provision shall be split equitably between the applicants of this site and the applicants of MA/13/1523,

the Head of Planning and Development be given delegated powers to grant permission subject to the conditions and informatives set out in the report as amended by the urgent update report.

Voting: 7 – For 0 – Against 5 – Abstentions

276. MA/13/1523 - THE ERECTION OF 100 DWELLINGS TOGETHER WITH ASSOCIATED NEW ACCESS ROAD, CAR PARKING, LANDSCAPING, AND OPEN SPACE - LAND WEST OF BICKNOR FARM COTTAGES, SUTTON ROAD, MAIDSTONE, KENT

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

Mr Stevenson, for objectors, Ms Ashton, for the applicant, and Councillor Newton (Visiting Member) addressed the meeting.

RESOLVED: That subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Services may advise to secure the following:

The provision of a minimum of 30% affordable housing;

Contributions of £3,000 per dwelling for highway mitigation works to the A274 corridor to address the impacts of this development;

Contributions of £300 per residential unit for enhancements to the Willington Street junction;

A contribution of £73,656 towards improvements to health care provision within the locality;

Contributions for primary education of £14,285 per pupil (based on the formula set out in the report) - this is to be used to provide a new primary school on the Langley Park site with land of not less than 2.05ha in area. The primary school should be provided prior to the completion of the (cumulative) 350th dwelling of this site and the sites to the south and north of Sutton Road (MA/13/1149 and MA/13/0951);

Contributions towards the land acquisition costs for the primary school on the land at Langley Park;

Contributions for secondary education of £589.95 per flat and £2,359.80 per house – this would be for the expansion of existing secondary schools that the application site falls within the catchment area of;

Contributions of £128.44 per dwelling for additional book stock within local libraries;

Contributions towards community learning of £30.34 per dwelling to be spent within the Borough of Maidstone;

Contributions towards youth services of £8.39 per dwelling to be spent within the Borough of Maidstone;

Contributions towards adult social care of £97.26 per dwelling to be spent within the Borough of Maidstone;

A contribution of £40,000 for the enhancement of sports and recreation facilities within a 2 mile radius of the application site;

Contributions towards the provision of a community facility on the Langley Park site (MA/13/1149);

The provision of an equipped play area that straddles this application site and the Bellway application site (MA/13/0951); and

The provision of a pedestrian controlled crossing between the application site and the Langley Park site. This crossing should be provided prior to the first occupation of the proposed school, or commercial area, whichever is delivered first. The cost of this provision shall be split equitably between the applicants of this site and the applicants of MA/13/0951,

the Head of Planning and Development be given delegated powers to grant permission subject to the conditions and informatives set out in the report as amended by the urgent update report.

Voting: 8 – For 0 – Against 4 – Abstentions

Note: Councillor McLoughlin left the meeting after consideration of this application (7.50 p.m.).

277. MA/12/1469 - TEMPORARY CHANGE OF USE OF LAND FOR THE STATIONING OF A TEMPORARY DWELLING (MOBILE) FOR FARM OWNER/MANAGER AND PERMANENT USE OF EXISTING AGRICULTURAL BUILDING FOR THE ACCOMMODATION OF LIVESTOCK - NEWSTEAD FARM, COUCHMAN GREEN LANE, STAPLEHURST, TONBRIDGE, KENT

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

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

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

Voting: 10 – For 0 – Against 0 – Abstentions

Note: Councillor Garland was not present during consideration of this application.

278. MA/12/2103 - CHANGE OF USE OF LAND TO RESIDENTIAL CARAVAN SITE FOR ONE GYPSY FAMILY INCLUDING STATIONING OF ONE STATIC CARAVAN, ONE TOURING CARAVAN AND ASSOCIATED HARD STANDING - CHERRY GARDENS, COLLIER STREET, TONBRIDGE, KENT

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

Councillor Ridd of Collier Street Parish Council (against), Mr Hearn, the applicant, and Councillor Mrs Blackmore (Visiting Member) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report, as amended by the urgent update report, and the additional informatives set out in the urgent update report.

Voting: 10 – For 1 – Against 0 – Abstentions

279. MA/13/1810 - ERECTION OF AN END OF TERRACE DWELLING - 17 LAMBOURNE ROAD, BEARSTED, MAIDSTONE, KENT

Councillor Ash stated that he had been lobbied.

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

Miss Hill, for objectors, Councillor Spooner of Bearsted Parish Council (against) and Mr Fowler, for the applicant, addressed the meeting.

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 dwelling, by way of its scale, siting and proportions, would result in a cramped form of development out of character with the grain and surrounding pattern of development and the terrace it would adjoin, and result in the erosion of open space. For these reasons it would be harmful to the character and appearance of the area contrary to advice within the National Planning Policy Framework 2012.

RESOLVED: That permission be refused for the following reason:

The proposed dwelling, by way of its scale, siting and proportions, would result in a cramped form of development out of character with the grain and surrounding pattern of development and the terrace it would adjoin, and result in the erosion of open space. For these reasons it would be harmful to the character and appearance of the area contrary to advice within the National Planning Policy Framework 2012.

Voting: 5 – For 3 – Against 3 – Abstentions

280. MA/13/1711 - AN APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 5 NO. TOWN HOUSES WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATION - 97 HOLLAND ROAD, MAIDSTONE, KENT

All Members except Councillors Ash, Black and Moriarty stated that they had been lobbied.

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

Mr Hill, for objectors, and Councillor Naghi addressed the meeting.

RESOLVED: That consideration of this application be deferred to enable the Officers to investigate whether parking can be provided on-site and the potential highway safety implications of this.

Voting: 10 – For 0 – Against 1 – Abstention

281. MA/13/1635 - DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A SINGLE DWELLING (USE CLASS C3) WITH ASSOCIATED LANDSCAPING - BUMPERS HALL, MAIDSTONE ROAD, MARDEN, TONBRIDGE. KENT

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

Mr Newton, the applicant, addressed the meeting.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed that subject to the advertisement of the application as a departure from the Development Plan, and no representations being received raising new material matters, the Head of Planning and Development be given delegated powers to grant permission subject to conditions to be agreed by the Officers including specific conditions to ensure high quality architectural detailing.

In making this decision, Members were mindful that the proposed development is not in accordance with Development Plan policy. However, the high quality design of the building, the limited harm to the local landscape, the high sustainability credentials of the building, the extensive landscaping proposals, and the lack of a five year housing supply were considered to be grounds to override existing policies in the

Development Plan. In view of this, the proposals were considered to be sustainable in terms of the National Planning Policy Framework 2012.

RESOLVED: That subject to the advertisement of the application as a departure from the Development Plan, and no representations being received raising new material matters, the Head of Planning and Development be given delegated powers to grant permission subject to conditions to be agreed by the Officers including specific conditions to ensure high quality architectural detailing.

Voting: 7 – For 4 – Against 0 – Abstentions

Note: The Chairman and Councillors Chittenden, Paterson and Mrs Robertson requested that their dissent be recorded.

282. LONG MEETING

Prior to 10.30 p.m., following consideration of application MA/13/1635, the Committee considered whether to adjourn at 10.30 p.m. or to continue until 11.00 p.m. if necessary.

RESOLVED: That the meeting should continue until 11.00 p.m. if necessary.

283. MA/13/1373 - OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING UNITS ON SITE AND THE ERECTION OF 6 DETACHED HOUSES WITH GARAGING, PARKING AND ACCESS, WITH ACCESS TO BE CONSIDERED AT THIS STAGE AND ALL OTHER MATTERS RESERVED FOR FUTURE CONSIDERATION - ROOFING CENTRE GROUP LTD, MENDIP HOUSE, LEEDS ROAD, LANGLEY, MAIDSTONE, KENT

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

RESOLVED:

1. That permission be granted subject to the conditions set out in the report as amended by the urgent update report.
2. That the reason for approval and the departure from the Development Plan be as set out in the urgent update report.

Voting: 11 – For 0 – Against 0 – Abstentions

284. MA/13/0684 - RETENTION AND USE OF SINGLE STOREY BUILDING AS HOME OFFICE/ANNEX - OAKHURST, SCRAGGED OAK ROAD, DETLING, 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 0 – Against 0 – Abstentions

285. MA/13/0686 - PART RETROSPECTIVE CONSENT FOR RETENTION OF ACCESS TRACK OVER AGRICULTURAL LAND TO SERVE OAKHURST - OAKHURST, SCRAGGED OAK ROAD, DETLING, 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 0 – Against 0 – Abstentions

286. MA/13/1652 - ERECTION OF A DETACHED DWELLING (AMENDED DESIGN FOLLOWING PREVIOUS REFUSAL MA/13/0863) - LAND REAR OF 43 SANDLING LANE, MAIDSTONE KENT

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

Mr Falcone, the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report as amended by the urgent update report.

Voting: 8 – For 0 – Against 2 – Abstentions

Note: Councillor Garland was not present during consideration of this application.

287. MA/13/1917 - A PLANNING APPLICATION FOR THE INTRODUCTION OF EXTERNAL LED LIGHT FITTINGS - TOWN HALL, MIDDLE ROW, 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 0 – Against 0 – Abstentions

288. MA/13/1918 - AN APPLICATION FOR LISTED BUILDING CONSENT FOR THE INTRODUCTION OF EXTERNAL LED LIGHTS - TOWN HALL, MIDDLE ROW, MAIDSTONE, KENT

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

RESOLVED: That this application be referred to the Secretary of State for determination with the recommendation that listed building consent be granted subject to the condition and informative set out in the report and the additional condition set out in the urgent update report.

Voting: 11 – For 0 – Against 0 – Abstentions

289. MA/13/1541 - OUTLINE APPLICATION FOR A TWO STOREY DWELLING WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATION - WILLOWS, HOWLAND ROAD, MARDEN, TONBRIDGE, KENT

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

RESOLVED: That outline permission be granted subject to the conditions and informatives set out in the report with the deletion of conditions 1 and 2 and the insertion of the following:

The development shall not commence until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:

a. Layout b. Scale c. Appearance d. Access e. Landscaping

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

Voting: 11 – For 0 – Against 0 – Abstentions

290. 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.

291. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that:

- Arrangements should be made for a meeting of the Chairman and the Political Group Spokespersons to discuss, inter alia, the attendance of representatives of the Environment Agency and Southern Water at meetings of the Planning Committee to explain their views as consultees in the planning process.
- This was the last meeting that Kate Jardine, the representative of the Head of Legal Services, would attend for some time as she was about to commence her maternity leave. On behalf of the Committee he wished Ms Jardine well.

292. DURATION OF MEETING

6.00 p.m. to 10.45 p.m.