

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 18 DECEMBER 2014

Present: Councillor English (Chairman) and
Councillors Ash, Cox, Greer, Harwood, Hogg,
Moriarty, Paterson, Mrs Robertson and J.A. Wilson

Also Present: Councillors Powell and Sams

194. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Collins, Edwards-Daem and Paine.

195. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

196. NOTIFICATION OF VISITING MEMBERS

Councillor Powell indicated his wish to speak on the reports of the Head of Planning and Development relating to applications MA/14/0095 and 14/502009.

Councillor Sams indicated her wish to speak on the report of the Head of Planning and Development relating to application MA/14/0095.

197. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

198. URGENT ITEM

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

199. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

200. EXEMPT ITEMS

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

201. MINUTES OF THE MEETING HELD ON 27 NOVEMBER 2014

RESOLVED: That the Minutes of the meeting held on 27 November 2014 be approved as a correct record and signed.

202. PRESENTATION OF PETITIONS

There were no petitions.

203. DEFERRED ITEM

MA/07/2133 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A FIVE STOREY RESIDENTIAL DEVELOPMENT COMPRISING OF 52 STUDIO APARTMENTS AND 24 ONE-BED FLATS WITH 38 UNDERCROFT PARKING SPACES AND 22 EXTERNAL PARKING SPACES WITH VEHICULAR AND PEDESTRIAN ACCESS FROM HART STREET TOGETHER WITH LANDSCAPING - LAGUNA MOTORCYCLES SITE, HART STREET, MAIDSTONE

The Development Manager advised the Committee that a revised viability assessment was still awaited.

204. MA/13/1979 - OUTLINE PLANNING APPLICATION FOR UP TO 55 RESIDENTIAL DWELLINGS WITH MEANS OF ACCESS. ALL OTHER MATTERS RESERVED - LAND NORTH OF HEATH ROAD, COXHEATH, MAIDSTONE, KENT

All Members stated that they had been lobbied.

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

Councillor Hughes of Coxheath Parish Council (in support) and Mr Atkinson, for the applicant, addressed the meeting.

RESOLVED:

1. That consideration of this application be deferred to:

Seek additional details of surface water drainage (to address Environment Agency comments);

Seek 40% affordable housing with appropriate viability evidence to demonstrate if this is not achievable; and

Seek further ecological surveys of the site.

2. That any S106 legal agreement should include a commitment from the developer to deliver the proposal.

Voting: 7 – For 2 – Against 1 – Abstention

Councillor Harwood requested that his dissent be recorded.

205. MA/13/1999 - CHANGE OF USE TO PUBLIC OPEN SPACE - LAND SOUTH OF PLEASANT VALLEY LANE, PLEASANT VALLEY LANE, EAST FARLEIGH, KENT

All Members stated that they had been lobbied.

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

Councillor Hughes of Coxheath Parish Council (in support) and Mr Atkinson, for the applicant, 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 a programme for the long term management of the woodland and heathland and the ecological value of the site, the Head of Planning and Development be given delegated powers to grant permission subject to the conditions set out in the report.

Voting: 10 – For 0 – Against 0 – Abstentions

206. MA/14/0095 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ACCESS CONSIDERED AT THIS STAGE AND ALL OTHER MATTERS RESERVED FOR FUTURE CONSIDERATION. FULL APPLICATION FOR A CHANGE OF USE AND CONVERSION OF OAST HOUSE TO A SINGLE DWELLING WITH GARAGING - LAND AT CHURCH ROAD, HARRIETSHAM, KENT

All Members except Councillor Paterson stated that they had been lobbied.

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

Mr Przystupa, for objectors, Councillor Taylor of Harrietsham Parish Council (against), Mr Blythin, for the applicant, and Councillors Sams and Powell (Visiting Members) (against) 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 40% affordable residential units within the application site;
- A contribution for Kent County Council of £590.24 per applicable flat and £2,360.96 per applicable house towards the build costs of extending Harrietsham Primary School;

- A contribution for Kent County Council of £148.86 per household to be used to address the demand from the development towards additional book stock and services at local libraries serving the development;
- A contribution for Kent County Council of £30.70 per household to be used to address the demand from the development towards the provision of new/expanded facilities and services both through dedicated adult education centres and through outreach community learning facilities local to the development;
- A contribution for Kent County Council of £8.44 per household to be used to address the demand from the development towards youth services locally;
- A contribution for Kent County Council Social Services of £15.94 per household to be used to address the demand from the development towards the provision of new/expanded facilities and services both on site and local to the development including assistive technology and enhancement of local community facilities to ensure full DDA access;
- A contribution for the NHS of £360 per person towards the extension, refurbishment and/or upgrade of the Glebe Medical Centre (branch to Len Valley Practice) and Len Valley Practice;
- A contribution towards highway improvement works to the A20 (the details to be finalised in consultation with the Parish Council and Ward Members); and
- A commitment from the developer to deliver the proposal,

the Head of Planning and Development be given delegated powers to grant outline permission subject to the conditions set out in the report, as amended by the urgent update report, and the additional conditions set out in the urgent update report, with the amendment of condition 9 (j) to include appropriate enhancement for farmland bird species and with the proviso that the 'parameter/design' conditions are to be finalised in consultation with the Parish Council and Ward Members to ensure a high quality design.

Voting: 7 – For 3 – Against 0 – Abstentions

Note: Councillor Harwood left the meeting after consideration of this application.

207. 14/502009 - OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF 40 DWELLINGS AND ASSOCIATED WORKS WITH PARKING, PUBLIC OPEN SPACE, ACCESS ROAD AND PEDESTRIAN LINKS WITH ACCESS TO BE CONSIDERED AT THIS STAGE AND ALL OTHER MATTERS RESERVED FOR FUTURE CONSIDERATION - COURT LODGE, COURT LODGE ROAD, HARRIETSHAM, KENT

The Chairman and Councillors Greer, Hogg and Paterson stated that they had been lobbied.

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

Mrs Dean, an objector, Councillor Clifton of Harrietsham Parish Council (against), Mr Hume, for the applicant, and Councillor Powell (Visiting Member) (against) addressed the meeting.

RESOLVED: That permission be refused for the reasons set out in the report and the additional reason set out in the urgent update report.

Voting: 6 – For 0 – Against 3 – Abstentions

208. 14/500606 - DEMOLITION OF X4 EXISTING COMMERCIAL BUILDINGS AND EXISTING DETACHED BUNGALOW 'GREENTOPS' AND REDEVELOPMENT TO PROVIDE X6 DETACHED HOUSES AND GARAGES - GREENTOPS, HEADCORN ROAD, SUTTON VALENCE, KENT

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

Mr Blythin, for 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 1 – Against 0 – Abstentions

209. 14/502411 - VARIATION OF CONDITION 3 OF MA/11/0744 TO ALLOW THE REMOVAL OF AMENITY BLOCK AND THE SITING OF ADDITIONAL 2 MOBILE HOMES ON PLOT 3 WITH A TOTAL OF 6 MOBILES FOR THE PLOT - THE ORCHARDS, SNOWEY TRACK, OFF PARK LANE, BOUGHTON MONCHELSEA, KENT

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

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

Voting: 9 – For 0 – Against 0 – Abstentions

210. 14/504318 - SINGLE STOREY PITCHED ROOF REAR EXTENSION AND NEW RETAINING WALL IN REAR GARDEN - 47 BRYANT CLOSE, NETTLESTEAD, KENT

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

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

Voting: 9 – For 0 – Against 0 – Abstentions

211. 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.

212. UPDATE ON MATTERS REFERRED TO CABINET MEMBERS

It was noted that there was nothing to report at present.

213. CHAIRMAN'S ANNOUNCEMENTS

The Chairman updated the Committee on the improvements in the performance of the Planning Support Shared Service. He said that arrangements would be made for the Committee to receive a briefing from the Interim Project Director in the New Year.

214. DURATION OF MEETING

6.00 p.m. to 8.50 p.m.