

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 25 SEPTEMBER 2014

Present: Councillor Cox (in the Chair) and Councillors Ash, Greer, Harwood, Hogg, Moriarty, Paine, Pickett, Mrs Robertson and Mrs Wilson

113. CHAIRMAN OF THE MEETING

In the absence of the Chairman, the Vice-Chairman took the Chair.

114. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Collins, Edwardes-Daem, English, Paterson and J. A. Wilson.

115. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Pickett for Councillor English
Councillor Mrs Wilson for Councillor Paterson

116. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

117. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

118. 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.

119. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

120. EXEMPT ITEMS

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

121. MINUTES OF THE MEETING HELD ON 4 SEPTEMBER 2014

RESOLVED: That the Minutes of the meeting held on 4 September 2014 be approved as a correct record and signed.

122. PRESENTATION OF PETITIONS

There were no petitions.

123. DEFERRED ITEMS

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 representative of the Head of Planning and Development advised Members that a revised viability assessment was awaited.

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

The representative of the Head of Planning and Development advised Members that discussions in relation to this application were continuing.

124. MA/14/0398 - ERECTION OF FIRST FLOOR EXTENSION AND ROOF EXTENSION - 649 LOOSE ROAD, LOOSE, MAIDSTONE, KENT

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

Councillor Mrs Songhurst of Loose Parish Council addressed the meeting (against).

RESOLVED: That permission be granted subject to the conditions set out in the report with the amendment of condition 4 as set out in the urgent update report.

Voting: 9 – For 0 – Against 0 - Abstentions

Note: Councillor Mrs Wilson left the meeting during consideration of this application (6.13 p.m.), and did not participate in the voting. She returned to the meeting prior to consideration of application 14/500307.

125. 14/500307 - GROUND FLOOR REAR EXTENSIONS, SIDE EXTENSION AT FIRST FLOOR AND ROOF LEVEL, ENTRANCE PORCH, CHIMNEY STACK, PLACEMENT OF WINDOWS AND ROOF-LIGHTS, CAR PORT AND RELATED

ALTERATIONS - 2 BOYTON COURT COTTAGES, BOYTON COURT ROAD, SUTTON VALENCE, KENT

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

Mrs Harris-Mills, for objectors, and Councillor Armstrong of Sutton Valence Parish Council (against) 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 the application to be contrary to saved policies ENV28, ENV34 and H33 of the Maidstone Borough-Wide Local Plan 2000 and the guidance in Supplementary Planning Document "Residential Extensions" 2009. The proposals are not modest and would visually overwhelm the semi-detached pair to the detriment of the character of the cottages and to the wider Special Landscape Area.

RESOLVED: That permission be refused for the following reason:

The application is considered to be contrary to saved policies ENV28, ENV34 and H33 of the Maidstone Borough-Wide Local Plan 2000 and the guidance in Supplementary Planning Document "Residential Extensions" 2009. The proposals are not modest and would visually overwhelm the semi-detached pair to the detriment of the character of the cottages and to the wider Special Landscape Area.

Voting: 7 – For 3 – Against 0 – Abstentions

Note: Councillor Hogg requested that his dissent be recorded.

126. 14/500738 - INSTALLATION OF MULTI-USE GAMES AREA (MUGA) WITH ASSOCIATED FLOODLIGHTING - SOUTH PARK, ARMSTRONG ROAD, 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: 8 – For 1 – Against 1 – Abstention

127. 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.

128. LIST OF S106 CONTRIBUTIONS HELD BY THE COUNCIL

The Committee considered the report of the Head of Planning and Development setting out details of S106 agreements in respect of which the Council was currently holding money on behalf of infrastructure providers. Members expressed concern about a number of inaccuracies in the report and the procedures in place to monitor and respond to changes.

RESOLVED: That Members should review the schedule of S106 monies being held by the Council on behalf of infrastructure providers and send their comments to the Officers to enable an up to date version to be reported back to the Committee in due course.

129. UPDATE ON MATTERS REFERRED TO CABINET MEMBERS

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

130. CHAIRMAN'S ANNOUNCEMENTS

There were none.

131. DURATION OF MEETING

6.00 p.m. to 7.20 p.m.