

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE ADJOURNED MEETING HELD ON
23 MARCH 2015

Present: **Councillor English (Chairman) and
Councillors Ash, Butler, Chittenden, Collins, Cox,
Greer, Harwood, Hogg, Moriarty, Paterson and
J.A. Wilson**

Also Present: **Councillor Daley**

296. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Paine and Mrs Robertson.

297. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Butler for Councillor Paine
Councillor Chittenden for Councillor Mrs Robertson

298. NOTIFICATION OF VISITING MEMBERS

Councillor Daley indicated his wish to speak on the report of the Head of Planning and Development relating to application 14/502595.

299. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

300. URGENT ITEMS

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.

301. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Harwood stated that he was a Member of Boxley Parish Council, but he had not participated in the Parish Council's discussions relating to application 14/504931, and intended to speak and vote when it was considered.

302. EXEMPT ITEMS

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

303. 14/502595 - CREATION OF 2(NO) SELF CONTAINED FLATS INCLUDING INSERTION OF DORMER WINDOWS AND ASSOCIATED WORKS AND CREATION OF 2 ADDITIONAL PARKING SPACES AND RE-SITING OF BIN STORE - HARRIETSHAM HOUSE, BURDOCK COURT, MAIDSTONE, KENT

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

The representative of the Head of Planning and Development advised the Committee that he wished to amend condition 4 to read:

Except for the parking provision shown outside 'Detling House', the development hereby permitted shall be carried out in accordance with the following approved plans: 14/14/A and 14/14/1/A received 31/07/14 and 04/14/6 received 11/02/15.

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

Mr May, for objectors, and Councillor Daley (Visiting Member on behalf of Councillor Willis) addressed the meeting.

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

Except for the parking provision shown outside 'Detling House', the development hereby permitted shall be carried out in accordance with the following approved plans: 14/14/A and 14/14/1/A received 31/07/14 and 04/14/6 received 11/02/15.

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

Voting: 5 – For 2 – Against 5 – Abstentions

304. 14/502766 - REPLACE EXISTING WOODEN WINDOWS AND BACK SIDE DOORS WITH DOUBLE GLAZED UPVC WINDOWS AND DOORS - WHISPERING WATERS, HIGH BANKS, LOOSE, KENT

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

Councillor Bernards of Loose Parish Council (against) and Mr Highsted, the applicant, addressed the meeting.

Councillor Moriarty stated that he knew the applicant, but he had not discussed the proposal with him.

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

Voting: 12 – For 0 – Against 0 – Abstentions

305. 14/504649 - PROPOSED CHANGE OF USE AND CONVERSION FROM OFFICE USE (USE CLASS B1) TO FORM 3 DOMESTIC DWELLINGS - KLH HOUSE, HIGH STREET, STAPLEHURST, KENT

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

Councillor Green of Staplehurst Parish Council (against) addressed the meeting.

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

Voting: 6 – For 5 – Against 1 – Abstention

306. 14/506715 - INSTALLATION OF MEZZANINE FLOORS TO BE USED AS B8 (STORAGE AND DISTRIBUTION) USE AND THE INSTALLATION OF TWO NEW WINDOWS - INTEGRA, BIRCHOLT 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: 12 – For 0 – Against 0 – Abstentions

307. 14/504931 - OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE ERECTION OF ONE 4 BEDROOM DWELLING - MEDWAY COTTAGE, FORSTAL ROAD, SANDLING, KENT

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

RESOLVED: That subject to no new material issues being raised as a result of the unexpired press notice, 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.

Voting: 12 – For 0 – Against 0 – Abstentions

308. 14/505200 - LISTED BUILDING CONSENT FOR WIDENING OF EXISTING GATED OPENING INCLUDING DEMOLITION OF AN EXISTING SECTION OF WALL - THE MASTERS TOWER, COLLEGE ROAD, MAIDSTONE, KENT

The Chairman and Councillors Cox and Hogg stated that they had been lobbied.

The Committee considered the report of the Head of Planning and Development. The representative of the Head of Planning and Development advised the Committee that the urgent update report in relation to application 14/506681 was applicable to this application also.

RESOLVED: That listed building consent be granted subject to the conditions and informative set out in the report and the following additional condition set out in the urgent update report to application 14/506681:

The existing squared ragstone blocks on the section of wall to be demolished shall be salvaged and re-used to form the new termination of the wall.

Reason: To ensure the appearance and the character of the listed building and conservation area.

Voting: 12 – For 0 – Against 0 – Abstentions

309. 14/506681 - THE PROPOSAL IS TO WIDEN THE EXISTING GATED OPENING TO PROVIDE VEHICULAR ACCESS - MASTERS TOWER, THE OLD COLLEGE, COLLEGE ROAD, MAIDSTONE, KENT

The Chairman and Councillors Cox and Hogg stated that they had been lobbied.

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 and the additional condition set out in the urgent update report.

Voting: 12 – For 0 – Against 0 – Abstentions

310. 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.

311. UPDATE ON MATTERS REFERRED TO CABINET MEMBERS

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

312. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

313. DURATION OF MEETING – 6.00 P.M. TO 7.20 P.M.