

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 28 MAY 2015

Present: Councillor English (Chairman) and Councillors Ash, Butler, Clark, Cox, Greer, Harper, Harwood, Hemsley, Munford, Paine, Paterson and Mrs Stockell

Also Present: Councillors Brice, Chittenden, Mrs Gooch, D Mortimer, Naghi, J Sams, Sargeant, Webb and J.A. Wilson

1. **APOLOGIES FOR ABSENCE**

It was noted that apologies for absence had been received from Councillor Thick.

2. **NOTIFICATION OF SUBSTITUTE MEMBERS**

It was noted that Councillor Butler was substituting for Councillor Thick.

3. **ELECTION OF CHAIRMAN**

RESOLVED: That Councillor English be elected as Chairman of the Committee for the Municipal Year 2015/16.

4. **ELECTION OF VICE-CHAIRMAN**

RESOLVED: That Councillor Greer be elected as Vice-Chairman of the Committee for the Municipal Year 2015/16.

5. **NOTIFICATION OF VISITING MEMBERS**

Councillor Chittenden indicated his wish to speak on the reports of the Head of Planning and Development relating to applications 13/2038 and 14/504580.

Councillor Mrs Gooch indicated her wish to speak on the report of the Head of Planning and Development relating to application 14/506419.

Councillor D Mortimer indicated his wish to speak on the report of the Head of Planning and Development relating to application 13/2038.

Councillor Naghi indicated his wish to speak on the report of the Head of Planning and Development relating to application 14/504580.

Councillor J Sams indicated her wish to speak on the reports of the Head of Planning and Development relating to applications 14/0828 and 14/504944.

Councillor Sargeant indicated that he was attending the meeting as an observer.

Councillors Webb and J. A. Wilson indicated their wish to speak on the report of the Head of Planning and Development relating to application 14/0836.

It was noted that Councillor Brice had indicated her wish to speak on the report of the Head of Planning and Development relating to application 13/1453.

6. 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.

7. ITEMS WITHDRAWN FROM THE AGENDA

1. 14/504580 - DEMOLITION OF THE EXISTING TWENTY SEVEN CONCRETE GARAGES AND THE ERECTION OF FIVE HOUSES WITH 1 ALLOCATED PARKING SPACE PER DWELLING - 48 GRECIAN STREET, MAIDSTONE

The Committee considered the urgent update report of the Head of Planning and Development recommending that this application be withdrawn from the agenda to enable the applicant to be represented by his agent at a later date.

RESOLVED: That agreement be given to the withdrawal of application 14/504580 from the agenda to enable the applicant to be represented by his agent at a later date.

2. 14/504905 - ERECTION OF 1 NO. DETACHED HOUSE AND GARAGE FOR FARM OWNER/MANAGER - WARNHAMS FARM, HUNT STREET, WEST FARLEIGH, KENT

The Committee considered the urgent update report of the Head of Planning and Development recommending that this application be withdrawn from the agenda due to an administrative error.

RESOLVED: That agreement be given to the withdrawal of application 14/504905 from the agenda due to an administrative error.

3. 14/506419 - ERECTION OF 35 RESIDENTIAL DWELLINGS, TOGETHER WITH ASSOCIATED HIGHWAY WORKS, AND LANDSCAPING PROVISION – BELL FARM, NORTH STREET, BARMING, KENT

The Committee considered the urgent update report of the Head of Planning and Development recommending that this application be withdrawn from the agenda until a reptile survey has been submitted.

RESOLVED: That agreement be given to the withdrawal of application 14/506419 from the agenda until a reptile survey has been submitted.

8. DISCLOSURES BY MEMBERS AND OFFICERS

With reference to the report of the Head of Planning and Development relating to application 13/2038, Councillor Clark stated that he did not believe that he had pre-determined the application, and intended to speak and vote when it was discussed.

During consideration of the report of the Head of Planning and Development relating to application 13/2038, the Chairman disclosed an Other Significant Interest by virtue of being a Trustee of Hayle Park Nature Reserve Trust which would receive a financial contribution towards improvements and/or refurbishment and/or maintenance of the Nature Reserve if the application was approved.

9. EXEMPT ITEMS

RESOLVED: That the Minutes (Part II) of the meeting held on 16 April adjourned to 23 April 2015 be considered in public, but the information contained therein should remain private.

10. MINUTES (PARTS I AND II) OF THE MEETING HELD ON 16 APRIL ADJOURNED TO 23 APRIL 2015

RESOLVED: That the Minutes (Parts I and II) of the meeting held on 16 April adjourned to 23 April 2015 be approved as a correct record and signed.

11. APPOINTMENT OF POLITICAL GROUP SPOKESPERSONS

RESOLVED: That the following Members be appointed as Spokespersons for their respective Political Groups for the Municipal Year 2015/16:

Councillor Greer – Conservative
Councillor Harwood – Liberal Democrat
Councillor Munford – Independent
Councillor Harper – Labour

12. PRESENTATION OF PETITIONS

It was noted that a petition would be presented in relation to application 14/0836.

13. DEFERRED ITEMS

1. 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
2. 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
3. 14/503960 - OUTLINE APPLICATION FOR 13 NO. DWELLING HOUSES WITH ASSOCIATED AMENITY SPACE, SHARED ACCESS ROAD AND NEW FOOTWAY WITH ACCESS, APPEARANCE, LAYOUT AND SCALE TO BE CONSIDERED AT THIS STAGE WITH ALL OTHER MATTERS RESERVED FOR FUTURE CONSIDERATION - LAND EAST OF THATCH BARN ROAD AND SOUTH OF LENHAM ROAD, HEADCORN, KENT
4. 14/503957 - APPLICATION FOR PERMANENT CHANGE OF USE TO A FREE SCHOOL (CLASS D1) - GATLAND HOUSE, GATLAND LANE, MAIDSTONE, KENT

The Development Manager advised Members that he had nothing further to report in respect of these applications at present.

5. 14/504905 - ERECTION OF 1 NO. DETACHED HOUSE AND GARAGE FOR FARM OWNER/MANAGER - WARNHAMS FARM, HUNT STREET, WEST FARLEIGH, KENT

See Minute 7 above.

14. 14/0836 - ERECTION OF 110 DWELLINGS WITH CREATION OF A NEW ACCESS AND LANDSCAPING - LAND NORTH OF HEATH ROAD, COXHEATH, 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.

Mrs McDermid presented a petition objecting to the application.

Councillor Hughes of Coxheath Parish Council, Mr Hawkins, for the applicant, and Councillors Webb and J. A. Wilson (Visiting Members) addressed the meeting.

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

- The provision of 40% affordable housing equating to 44 dwellings within the application site of which 3 dwellings are to be Wheelchair Accessible Homes;
- A contribution for primary education of £2,360.96 per applicable house (x100) and £590.24 per applicable flat (x2) = £237,276.48 to be used towards the Coxheath Primary School enhancement;
- A contribution for secondary education of £2,359.80 per applicable house (x100) and £589.95 per applicable flat (x2) = £237,159.90 towards the expansion of Cornwallis School;
- A contribution of £5,281.74 to be used to address the demand from the development for book stock (supplied to Coxheath Library);
- A contribution of £3,376.63 for community learning to be used to supply new IT equipment to St Faiths Adult Education Centre in Maidstone;
- A contribution of £933.38 to be used to address the demand from the development for youth equipment (supplied to Youth Workers and organisations covering Coxheath);
- A contribution of £6,991.60 for social care (to be directed towards central Maidstone Changing Places Facility);
- A contribution of £68,724 to enhance healthcare facilities at Stockett Lane Practice and Orchard Surgery Coxheath;
- A contribution of £890.22 per dwelling (£890.22 x 110 dwellings = £97,924.20) to be directed towards Stockett Lane Recreation Ground;
- A contribution towards highway works at the junction of the A229 and B2163 (Linton Crossroads) to mitigate the impact of the development (the amount to be finalised by the Head of Planning and Development acting under delegated powers); and
- Details of a long term management and maintenance plan for on-site open space, including responsibility for management and management contribution including the duration of the contribution,

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, with the amendment of conditions 3, 7 and 15 and an additional condition as follows:

Condition 3 (amended)

No development shall take place until a schedule/samples of the materials and finishes (to include slate roof tiles and weatherboarding) to be used in the construction of the external walls, roofs, windows and doors of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

Condition 7 (amended)

The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping (comprising ragstone), (the landscaping scheme and SUDS scheme should be integrated to deliver green infrastructure by creating green open space which can encourage biodiversity and habitats), using indigenous species, 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. The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and should include consideration of how the boundary hedgerows can be managed and retained in the long term.

Reason: In the interest of ecology enhancement and visual amenity of the area.

Condition 15 (amended)

No development shall take place until details of all fencing, walling and other boundary treatments, which shall include, inter alia, gaps to allow passage of wildlife (to include gaps to provide movement for hedgehogs), have been submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with the approved details before the first occupation of the development hereby permitted and maintained thereafter.

Reason: To ensure a satisfactory appearance of the development, provide biodiversity mitigation and protect the amenities of the future occupiers of the dwellings.

Additional Condition

No development shall take place until details in the form of large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved by the Local Planning Authority:

- Details of the roof overhangs and eaves;
- Details of windows and doors and recesses/reveals (which shall be a minimum of 70mm); and
- Details of the junction of the timber boarding and the brickwork.

The development shall thereafter be undertaken in accordance with the subsequently approved details.

Reason: To ensure a satisfactory external appearance to the development in the interests of the visual amenity and character of the surrounding area.

Voting: 7 – For 5 – Against 1 – Abstention

FURTHER RESOLVED: That an Implementation Group comprising of the developer, Borough Council Officers, representatives of the Parish Council, Ward Members and Councillor Harwood be set up to oversee the implementation of the development and to discuss the offer of the woodland area by the Applicant and whether and how this can be achieved.

Voting: 13 – For 0 – Against 0 – Abstentions

15. 13/2038 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING 62 DWELLINGS WITH ASSOCIATED CAR PARKING AND LANDSCAPING, INVOLVING THE DEMOLITION OF EXISTING DWELLING TO THE NORTH EAST OF SITE, WITH ACCESS AND LAYOUT CONSIDERED AT THIS STAGE AND ALL OTHER MATTERS RESERVED FOR FUTURE CONSIDERATION - LAND AT POSTLEY ROAD, MAIDSTONE, KENT

The Chairman and Councillors Clark, Cox, Greer, Harper, Harwood, Munford 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 Carter of the North Loose Residents' Association, for objectors, Councillor Wilby of Tovil Parish Council, Mr Escott, for the applicant, and Councillors D Mortimer and Chittenden (Visiting Members) addressed the meeting.

During the discussion on this application, the Chairman disclosed an Other Significant Interest by virtue of being a Trustee of Hayle Park Nature Reserve Trust which would receive a financial contribution towards improvements and/or refurbishment and/or maintenance of the Nature Reserve if the application was approved. Having disclosed this interest,

the Chairman left the meeting and the Vice-Chairman took the Chair for the remainder of the discussion and voting on the application.

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 of £109,784.64 towards the enhancement of teaching space being an additional classroom through reconfiguration of the existing building at South Borough Primary School;
- A contribution of £2,928.96 towards the provision of additional book stock and services (supplied to Kent History and Library Centre, Maidstone);
- A contribution of £514.84 towards youth equipment required for the new residents of this development alone (supplied to Infozone Youth Hub);
- A contribution of £38,808 towards extension, refurbishment and/or upgrade in order to provide the required capacity at Boughton Lane surgery branch to Mote Medical Practice or Grove Park surgery; and
- A financial contribution towards improvements and/or refurbishment and/or maintenance of Hayle Park Local Nature Reserve (the amount to be finalised by the Head of Planning and Development acting under delegated powers),

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.

Voting: 5 – For 4 – Against 3 – Abstentions

16. 14/0828 - THE REDEVELOPMENT OF LAND SOUTH OF ASHFORD ROAD FOR RESIDENTIAL DEVELOPMENT COMPRISING THE ERECTION OF 113/114 DWELLINGS, INTERNAL ACCESS ROAD, LANDSCAPED PUBLIC OPEN SPACE, A LAP, A CONVENIENCE STORE AND HIGHWAYS WORKS TO ASHFORD ROAD - LAND SOUTH OF ASHFORD ROAD, HARRIETSHAM, KENT

The Chairman and Councillors Clark, Paine and Harper stated that they had been lobbied.

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

Mr Powell, an objector, Councillor Chinnery of Harrietsham Parish Council, Mr Houghton, for the applicant, and Councillor J Sams (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 Partnership may advise to secure the following:

- The provision of 40% affordable residential units within the application site OR the provision of 39% affordable housing within the application site and the provision of a community facility fully fitted out for occupation and use by the Parish Council on plot 9;
- A contribution of £2,360.96 per 'applicable' house and £590.24 per 'applicable' flat towards the first phase of the 1FE expansion of Harrietsham Primary School;
- A contribution of £8.44 per dwelling to be used to address the demand from the development towards youth services (supplied to youth workers and organisations serving Harrietsham);
- A contribution of £48.02 per dwelling to be used to address the demand from the development towards additional book stock supplied to the mobile library service serving the development;
- A contribution of £71,028 (based on £360 per predicted occupier of market dwellings) towards the improvement of healthcare facilities at The Glebe Medical Centre, Harrietsham being the provision of two additional clinical rooms;
- A contribution of £3,500 per dwelling towards highway improvements to the A20 in Harrietsham;
- A contribution of £200 per dwelling towards the improvement and maintenance of public rights of way to the south of the A20 in the vicinity of Harrietsham (namely KH272, KH272A, KH276 and KH652 (in no particular preferential order)); and
- The provision of land identified on drawing number 061302-WARD-PLAN2 received 20 January 2015 for public allotments and a contribution of £907.80 per dwelling towards improvement and replacement of offsite outdoor sports facilities and children's and young people's equipped play areas at Glebe Fields OR a contribution of £1,575 per dwelling towards improvement and replacement of offsite outdoor sports facilities and children's and young people's equipped play areas at Glebe Fields and the improvement of infrastructure and provision capacity of the existing allotments to the west of the site,

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

Voting: 13 – For 0 – Against 0 - Abstentions

The Committee wishing to receive further assurances in relation to the delivery of the highway improvement works to coincide with the implementation of the development,

FURTHER RESOLVED:

1. That the issue of the phasing of the A20 Highway Improvement Scheme at Harrietsham be referred to the Strategic Planning, Sustainability and Transport Committee together with a request that a formal meeting be arranged with Kent County Council Highway Officers and Transport Planners to achieve a satisfactory timetable to ensure that the works are delivered to coincide with the implementation of the development comprised in application MA/14/0828 and other developments coming forward along the A20 corridor.
2. To **RECOMMEND** to the **STRATEGIC PLANNING, SUSTAINABILITY AND TRANSPORT COMMITTEE**: That representatives of Harrietsham Parish Council be invited to attend and participate in this meeting and that the matter be referred to the Joint Transportation Board if the Committee considers it necessary.

Voting: 13 – For 0 – Against 0 - Abstentions

17. 13/1823 - AN OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF 49 DWELLINGS AND ASSOCIATED CAR PARKING AND LANDSCAPING, WITH THE MATTER OF ACCESS TO BE CONSIDERED AT THE CURRENT TIME AND ALL OTHER MATTERS RESERVED - MAYFIELD NURSERY, ASHFORD ROAD, HARRIETSHAM, MAIDSTONE, 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.

Mrs Roots, an objector, and Councillor Chinnery of Harrietsham Parish Council addressed the meeting.

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

- The provision of 40% affordable residential units within the application site;

- A contribution of £2,360.96 per applicable house and £590.24 per applicable flat towards the first phase of the 1FE expansion of Harrietsham Primary School;
- A contribution of £413.56 to be used to address the demand from the development towards youth services (supplied to youth workers and organisations serving Harrietsham);
- A contribution of £2,352.78 to be used to address the demand from the development towards additional book stock supplied to the mobile library service serving the development;
- A contribution of £23,587 (£360 per predicted occupier based on size of market dwellings) towards the improvement of healthcare facilities at The Glebe Medical Centre, Harrietsham being the provision of two additional clinical rooms; and
- A contribution of £3,500 per dwelling towards highway improvements to the A20 in Harrietsham,

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, as amended by the urgent update report, and the additional informative set out in the urgent update report.

Voting: 12 – For 0 – Against 0 - Abstentions

FURTHER RESOLVED: That the details and timing of the highway works associated with this development be included in the reference to the Strategic Planning, Sustainability and Transport Committee as set out in Minute 16 above.

Note: Councillor Greer left the meeting during consideration of this application. He returned shortly afterwards, but did not participate further in the discussion or the voting on the application.

18. 14/504944 - DEMOLITION OF EXISTING PROPERTY 'HIGHFIELD' AND REPLACING WITH A SUSTAINABLE CONTEMPORARY DWELLING - HIGHFIELD, FAVERSHAM ROAD, LENHAM, 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.

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

Voting: 13 – For 0 – Against 0 – Abstentions

19. 14/506180 - RETROSPECTIVE - CHANGE OF USE OF LAND FROM AGRICULTURAL LAND TO RESIDENTIAL GARDEN (USED AS GARDEN

SINCE APPROX. 1980S) - REDUCED SITE AREA - ROUGHLANDS,
GOUDHURST ROAD, MARDEN, 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 condition and informatives set out in the report.

Voting: 10 – For 1 – Against 1 – Abstention

20. 13/1453 - CHANGE OF USE OF LAND TO USE AS A RESIDENTIAL CARAVAN SITE FOR ONE GYPSY FAMILY WITH TWO CARAVANS, INCLUDING ONE STATIC MOBILE HOME, TOGETHER WITH THE ERECTION OF A UTILITY BUILDING AND LAYING OF HARDSTANDING - LAND OFF CLAPPER LANE, STAPLEHURST, KENT

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

Councillor Brice (Visiting Member) 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:

The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping using indigenous species which shall be in accordance with BS:5837 (2012) 'Trees in relation to design, demolition and construction - Recommendations' and include a programme for the approved scheme's implementation, maintenance and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and shall include the following:

- Details of the species, size, density and location of all new planting within the site;
- Native hedge planting along the southern boundary of the site; and
- Retention of and measures to protect the existing hedgerow alongside Clapper Lane.

Reason: In the interests of visual amenity and biodiversity.

Voting: 10 – For 0 – Against 3 – Abstentions

21. 13/1928 - ERECTION OF 124 DWELLINGS WITH PARKING, VEHICULAR AND PEDESTRIAN ACCESS AND ASSOCIATED HARD AND SOFT LANDSCAPING - MARDEN CRICKET & HOCKEY CLUB, STANLEY ROAD, MARDEN, KENT

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

Councillor Mannington of Marden Parish Council addressed the meeting.

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

- The provision of 40% affordable residential units within the development;
- A contribution of £2,360.96 per 'applicable' house and £590.24 per 'applicable' flat towards the build costs of extending Marden Primary School;
- A contribution of £2,359.80 per 'applicable' house and £589.95 per 'applicable' flat towards the first phase of expansion of Cornwallis School used by residents of Marden;
- A contribution of £1,046.56 to address the demand from the development towards youth services (supplied to youth workers and organisations serving Marden);
- A contribution of £5,953.96 to address the demand from the development towards additional book stock at Marden Library serving the development;
- A contribution of £18,628.35 towards the extension of and works to the Marden Medical Centre;
- A contribution of £78,120 towards the provision and improvement of offsite outdoor sports facilities and children's and young people's equipped play areas in Marden (the details to be finalised under delegated powers by the Head of Planning and Development in consultation with Marden Parish Council and the Parks and Leisure Department);
- A contribution of £7,762.50 towards the improvement of the KM276;
- A contribution of £25,956.92 towards improvement works to Marden Station; and
- The full build out, so as to be functional and available for public use, of the replacement sports facility already granted outline planning permission under MA/13/0358 or any further/replacement planning permission relating to the replacement sport facility prior to commencement of the development hereby being permitted,

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: 13 – For 0 – Against 0 - Abstentions

22. 14/505920 - PARTIAL DEMOLITION OF EXISTING BARN AND DEMOLITION OF OTHER OUTBUILDING, CONVERSION AND EXTENSION OF BARN TO A B1 (A) OFFICE USE, WITH ANCILLARY WORKS FOR ACCESS, TURNING AND PARKING - LYNCH BANK FARM BARN, DETLING HILL, DETLING, KENT

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

Mr Collins addressed the meeting on behalf of the applicant.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, Members felt that, having regard to the particularly prominent location of the site on the scarp slope of the North Downs Area of Outstanding Natural Beauty, when viewed from the A249, the urbanising effect the development would have with its associated hardstanding, lighting and car parking would cause unacceptable visual harm to the character and semi-natural landscape of the Area of Outstanding Natural Beauty and rural character of the area. The proposal was therefore considered to be contrary to policies ENV21, ENV28, ENV33 and ENV34 of the Maidstone Borough-Wide Local Plan 2000 and provisions of the National Planning Policy Framework relating to the safeguarding of Areas of Outstanding Natural Beauty.

RESOLVED: That permission be refused for the following reason:

Having regard to the particularly prominent location of the site on the scarp slope of the North Downs Area of Outstanding Natural Beauty, when viewed from the A249, the urbanising effect the development would have with its associated hardstanding, lighting and car parking would cause unacceptable visual harm to the character and semi-natural landscape of the Area of Outstanding Natural Beauty and rural character of the area. The proposal is therefore considered to be contrary to policies ENV21, ENV28, ENV33 and ENV34 of the Maidstone Borough-Wide Local Plan 2000 and provisions of the National Planning Policy Framework relating to the safeguarding of Areas of Outstanding Natural Beauty.

Voting: 8 – For 3 – Against 2 – Abstentions

23. 15/503305 - AN APPLICATION FOR ADVERTISEMENT CONSENT FOR 3 NO. VINYL FASCIA SIGNS - MAIDSTONE BOROUGH COUNCIL, MAIDSTONE HOUSE, KING STREET, MAIDSTONE, KENT

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

Mrs Franek addressed the meeting on behalf of the applicant.

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

Voting: 12 – For 1 – Against 0 – Abstentions

24. 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.

25. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

26. DURATION OF MEETING

6.00 p.m. to 10.30 p.m.