

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 8 DECEMBER 2016

Present: Councillor Perry (Chairman) and Councillors Boughton, M Burton, Clark, Cox, English, Harwood, Hastie, Hemsley, Munford, Powell, Prendergast and Mrs Stockell

Also Present: Councillors Lewins, Mrs Robertson, Springett and Willis

229. APOLOGIES FOR ABSENCE

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

Councillor English advised the Committee in advance that he would not be able to attend the whole of the meeting.

230. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor M Burton was substituting for Councillor Round.

231. NOTIFICATION OF VISITING MEMBERS

Councillors Lewins and Mrs Robertson indicated their wish to speak on the report of the Head of Planning and Development relating to application 16/503641.

Councillor Springett indicated her wish to speak on the reports of the Head of Planning and Development relating to applications 16/506630 and 16/507158.

It was noted that Councillor Willis wished to speak on the report of the Head of Planning and Development relating to application 16/503641, but would be late in arriving at the meeting.

232. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

233. URGENT ITEMS

The Chairman stated that, in his opinion, the update reports of the Head of Planning and Development should be taken as urgent items as they

contained further information relating to the applications to be considered at the meeting.

234. DISCLOSURES BY MEMBERS AND OFFICERS

With regard to the report of the Head of Planning and Development relating to application 16/507358 (Former Royal Mail Depot), Councillor English said that some Members present, including himself, were Members/Substitute Members of the Policy and Resources Committee which had discussed the purchase of the application site by the Borough and County Councils. In his opinion, this had not influenced his view, or any other Member's view, on the planning application.

235. EXEMPT ITEMS

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

236. MINUTES OF THE MEETING HELD ON 17 NOVEMBER 2016

RESOLVED: That the Minutes of the meeting held on 17 November 2016 be approved as a correct record and signed.

237. PRESENTATION OF PETITIONS

There were no petitions.

238. REFERENCE FROM STRATEGIC PLANNING, SUSTAINABILITY AND TRANSPORTATION COMMITTEE - WEST STREET, HARRIETSHAM, KENT

The Committee considered the response of the Strategic Planning, Sustainability and Transportation Committee to its request that it look, in consultation with the appropriate County Council Member, at traffic and parking issues in West Street, Harrietsham and the surrounding area, and how they might be addressed by Traffic Regulation Orders. It was noted that whilst the Strategic Planning, Sustainability and Transportation Committee acknowledged that its responsibilities included district highways and car parking functions, it would be content for issues such as those described above to be referred direct from the Planning Committee to the Maidstone Joint Transportation Board. However, the Committee did ask that, when making such referrals, consideration should be given as to whether its input might be required.

RESOLVED: That the reference be noted.

239. DEFERRED ITEMS

14/504109 - ADVERTISEMENT CONSENT FOR THE INSTALLATION OF 2 NO. NON-ILLUMINATED METAL POLE MOUNTED SIGNS (RETROSPECTIVE APPLICATION) - HUNTON C OF E PRIMARY SCHOOL, BISHOPS LANE, HUNTON, KENT

16/505311 – CHANGE OF USE FROM A C3 (4 BEDROOM HOUSE) TO SUI
GENERIS FOR MULTIPLE OCCUPANCY OF 8 BEDROOMS, CONVERSION OF
LOFT WITH THE INSERTION OF ROOFLIGHTS AND SIDE DORMER
WINDOW, CONVERSION OF GARAGE TO BEDROOM WITH ALTERATIONS
AND PROVISION OF ADDITIONAL PARKING - 47 FREEMAN WAY,
MAIDSTONE, KENT

The Development Manager advised Members that he had nothing further to report in respect of these applications at present. He hoped to be in a position to report the applications back to the Committee in the near future.

240. 16/503641 - RESERVED MATTERS OF APPEARANCE, LANDSCAPING,
LAYOUT AND SCALE FOR PHASE 1 FOR ERECTION OF 183 DWELLINGS
WITH ASSOCIATED INFRASTRUCTURE PURSUANT TO OUTLINE APPROVAL
REF 13/1749 - LAND TO THE EAST OF HERMITAGE LANE, MAIDSTONE,
KENT

All Members stated that they had been lobbied.

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

Mrs Bates, an objector, Mrs Poletti of the New Allington Action Group (against), Mr Brown, for the applicant, and Councillors Mrs Robertson, Lewins and Willis (Visiting Members) addressed the meeting.

During the discussion on the application, the Officers were asked to ensure that renewables and swift bricks and bat boxes etc. are incorporated integrally into the fabric of the development.

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

Voting: 10 – For 0 – Against 3 - Abstentions

Note: Councillor Willis entered the meeting during the Development Manager's presentation on this application (6.20 p.m.).

241. 16/506630 - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2
REPLACEMENT DETACHED FOUR BEDROOM DWELLINGS, SET ON 3
FLOORS WITH ASSOCIATED PARKING - ST FAITHS BUNGALOW, ST
FAITHS LANE, BEARSTED, KENT

All Members stated that they had been lobbied.

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

Mr Clifford, for objectors, Councillor Ash of Bearsted Parish Council (against), Mr Wharton, the applicant, and Councillor Springett (Visiting Member) 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 felt that the proposal by reason of its size, siting and design would provide a cramped form of development that would be out of keeping and detrimental to the general character, appearance and spaciousness of the area contrary to paragraphs 56 to 58, 60, 61 and 64 of the NPPF and policies DM1 and DM8 of the emerging Maidstone Local Plan (Submission Draft) 2016.

RESOLVED: That permission be refused for the following reason:

The proposal by reason of its size, siting and design would provide a cramped form of development that would be out of keeping and detrimental to the general character, appearance and spaciousness of the area contrary to paragraphs 56 to 58, 60, 61 and 64 of the NPPF and policies DM1 and DM8 of the emerging Maidstone Local Plan (Submission Draft) 2016.

Voting: 13 – For 0 – Against 0 – Abstentions

Note: Councillor English left the meeting after consideration of this application (8.15 p.m.).

242. 16/507158 - ERECTION OF AN ANNEX WITH STORE ROOM ABOVE - 7 CAVENDISH WAY, BEARSTED, 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 Ash of Bearsted Parish Council (against), Mrs Ryder, the applicant, and Councillor Springett (Visiting Member) addressed the meeting.

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

Voting: 11 – For 0 – Against 1 – Abstention

243. 16/506756 - DEMOLITION OF THE EXISTING COMMERCIAL BUILDINGS ON THE SITE AND THE CONSTRUCTION OF 5 NO. DWELLINGS ALONGSIDE ASSOCIATED PARKING, ACCESS AND LANDSCAPING WORKS - WILSONS YARD, GEORGE STREET, HUNTON, KENT

All Members except Councillor Mrs Stockell stated that they had been lobbied.

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

Mr Collins addressed the meeting on behalf of the applicant.

RESOLVED: That permission be refused for the reasons and informative set out in the report.

Voting: 9 – For 3 – Against 0 – Abstentions

244. 16/500411 - REDEVELOPMENT OF MAIDSTONE MOSQUE WITH ASSOCIATED CLASSROOMS, LIBRARY, OFFICES, KITCHEN ALONG WITH THE ADDITION OF 3 SHOPS AND 1 RESIDENTIAL FLAT - 20-28 MOTE ROAD, MAIDSTONE, KENT

Councillor Powell stated that he had been lobbied.

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

Mrs Woodward, an objector, 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, with the amendment of condition 3 as follows:

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building and hard surfaces hereby permitted, which shall include the incorporation of Swift bricks within the fabric of the building, including their positioning on the building, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the subsequently approved details.

Reason: In the interests of biodiversity and for the provision of a satisfactory appearance to the development.

Voting: 11 – For 1 – Against 0 – Abstentions

245. 16/507358 - CHANGE OF USE OF ROYAL MAIL DEPOT AND ANCILLARY OFFICES TO A MIX OF USES COMPRISING OF USE OF FORMER ROYAL MAIL ADMINISTRATION BLOCK AS B1A (OFFICES), USE OF MAIN WAREHOUSE FOR CAR PARKING, USE OF WAREHOUSE 2 FOR A MIXED USE OF B8 AND A1 RETAIL WAREHOUSE, USE OF UNDERCROFT PARKING AS A CARPARK, ALL WITH ASSOCIATED OPERATIONAL WORKS FOR A TEMPORARY PERIOD OF 5 YEARS - FORMER ROYAL MAIL DEPOT, 98 SANDLING ROAD, MAIDSTONE, KENT

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

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

Voting: 12 – For 0 – Against 0 – Abstentions

246. 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.

247. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

248. DURATION OF MEETING

6.00 p.m. to 10.10 p.m.