

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 11 JANUARY 2018

Present: Councillor English (Chairman) and
Councillors Boughton, Clark, Cox, Harwood,
B Mortimer, Munford, Powell, Prendergast, Round,
Spooner, Mrs Stockell and Vizzard

356. APOLOGIES FOR ABSENCE

There were no apologies for absence.

357. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

358. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

359. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

360. 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. In addition, the report of the Head of Planning and Development relating to the wording of condition 5 (Landscaping) to be attached to planning permission 17/503284 (Church Farm, Ulcombe Hill, Ulcombe, Maidstone, Kent) should be taken as an urgent item as an Extension of Time agreement for determining the application would expire on 12 January 2018.

361. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Powell said that, with regard to the report of the Head of Planning and Development relating to application 16/503157 (Land Rear of Forge House, Ashford Road, Broomfield, Kent), he lived 100 metres from the site. However, he had not formed an opinion on the application, and would make up his mind on the basis of all of the evidence put before the Committee.

362. EXEMPT ITEMS

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

363. MINUTES OF THE MEETING HELD ON 19 DECEMBER 2017 ADJOURNED TO 4 JANUARY 2018

RESOLVED: That the Minutes of the meeting held on 19 December 2017 adjourned to 4 January 2018 be approved as a correct record and signed.

364. PRESENTATION OF PETITIONS

There were no petitions.

365. DEFERRED ITEMS

16/506349 - VARIATION OF CONDITION APPLICATION IN RELATION TO INSTALLATION OF 6 NO. FLOODLIGHTING COLUMNS REF. MA/09/1616 (ALLOWED ON APPEAL) WITH AMENDMENT TO CONDITION 3) THE FLOODLIGHTING SHALL NOT BE USED BETWEEN 1ST MAY AND 31ST AUGUST IN ANY CALENDAR YEAR; AND CONDITION 4) THE FLOODLIGHTING SHALL NOT BE USED OUTSIDE THE HOURS OF 15:00-22:30 ON TUESDAYS, WEDNESDAYS AND THURSDAYS, 15:00-21:30 ON SATURDAYS AND NOT AT ALL ON ANY OTHER DAY OF THE WEEK - BEARSTED FOOTBALL CLUB, HONEY LANE, OTHAM, KENT

17/503291 - ERECTION OF 6 NO. LIGHTWEIGHT COMMERCIAL/INDUSTRIAL UNITS - THE PACKHOUSE, QUEEN STREET, PADDOCK WOOD, TONBRIDGE, KENT

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

366. 16/505401 - ERECTION OF 13 DWELLINGS AND GARAGES WITH ASSOCIATED ACCESS AND LANDSCAPING - VICARAGE FIELD AT WARES FARM, LINTON HILL, LINTON, KENT

The Chairman and Councillors Clark, Cox, Harwood, B Mortimer, Munford, Powell, Round and Vizzard stated that they had been lobbied.

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

Councillor Whitmarsh of Linton Parish Council and Ms Foad, for the applicant, addressed the meeting.

RESOLVED: That subject to:

- (A) The prior completion of a legal agreement to provide for the Heads of Terms set out in the report with the proviso that delegated powers be given to the Head of Planning and Development to:

- (a) Discuss with NHS West Kent CCG if the Heads of Terms can be amended to refer to the new surgery in Heath Road, Coxheath; and
- (b) Discuss with the Council's Parks and Open Spaces Team if there is a need for the play area at the rear of the application site to be upgraded, and, if there is a need, to seek an appropriate contribution for inclusion in the Heads of Terms subject to CIL compliance checks; AND

(B) The conditions and informatives set out in the report;

the Head of Planning and Development be given delegated powers to grant permission and to be able to settle or amend any necessary Heads of Terms and conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 9 – For 0 – Against 4 – Abstentions

367. 16/503157 - ENGINEERING WORKS USING IMPORTED INERT FILL TO REGRADE GROUND LEVELS TO CREATE A GRASS ROADWAY TO THE MOTOCROSS TRACK (RETROSPECTIVE) - LAND REAR OF FORGE HOUSE, ASHFORD ROAD, BROOMFIELD, KENT

The Chairman and Councillors Clark, Cox, Harwood, Round, Spooner and Mrs Stockell stated that they had been lobbied.

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

Sir David Steel, Chief Executive of the Leeds Castle Foundation, an objector, addressed the meeting.

RESOLVED: That permission be granted subject to the condition 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 2 as follows:

Within 3 months of the date of this retrospective permission, details of a scheme of native shrub planting along the boundary fence line of the field fronting Chegworth Road and the A20, including a programme for the approved scheme's implementation and long term management, shall be submitted to the Local Planning Authority for approval. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines. The scheme shall be carried out in accordance with the approved details.

Reason: In order to safeguard and enhance the biodiversity interests of the site and in the interests of the visual amenities of the area.

Voting: 6 – For 3 – Against 4 – Abstentions

FURTHER RESOLVED: That the Community Protection Team be asked to inspect the site to ascertain whether there have been any breaches.

Voting: 10 – For 1 – Against 2 – Abstentions

368. 16/501954 - DEMOLITION OF ATTACHED OUTBUILDINGS - CONVERSION AND EXTENSION OF BARN TO PROVIDE DWELLING - BLETCHENDEN FARM, BLETCHENDEN ROAD, HEADCORN, KENT

The Chairman and Councillors Prendergast and Round 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 informatives set out in the report as amended by the urgent update report.

Voting: 12 – For 0 – Against 1 – Abstention

369. 16/501955/LBC - INTERNAL AND EXTERNAL ALTERATIONS AND EXTENSION OF BARN IN CONNECTION WITH CONVERSION TO DWELLING - BLETCHENDEN FARM, BLETCHENDEN ROAD, HEADCORN, KENT

The Chairman and Councillors Prendergast and Round stated that they had been lobbied.

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

The Development Manager advised the Committee that he wished to amend the wording of recommended conditions 2 and 4 as follows:

Condition 2 (amended)

Prior to the works hereby approved commencing joinery details of the proposed windows, doors, internal joinery and internal partitions shall be submitted to and approved in writing by the Local Planning Authority. The details shall specify materials and finishes and include large scale plans at a scale of 1:20 showing long and cross profiles of the mullions, transoms, cills and internal partitions. Work shall only be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason: To safeguard the character and fabric of the heritage asset.

Condition 4 (amended)

Prior to the works hereby approved commencing a schedule of works shall be submitted for prior approval in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and fabric of the heritage asset.

RESOLVED: That listed building consent be granted subject to the conditions set out in the report as amended by the urgent update report and by the Development Manager at the meeting.

Voting: 11 – For 0 – Against 2 – Abstentions

370. 17/503284 - ERECTION OF CRAVO GREENHOUSES, GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING, WATER STORAGE TANKS, DRAINAGE WORKS, CONSTRUCTION OF A RESERVOIR AND LANDSCAPING - CHURCH FARM, ULCOMBE HILL, ULCOMBE, MAIDSTONE, KENT

The Committee considered the report of the Head of Planning and Development regarding the wording of condition 5 (Landscaping) to be attached to planning permission 17/503284 as there was a difference in opinion between the Members consulted as to whether the recently planted conifers should be removed or retained as part of the landscaping scheme.

RESOLVED: That the wording of condition 5 (Landscaping) to be attached to planning permission 17/503284 should be as per option 2 set out in the report of the Head of Planning and Development providing for the retention of the recently planted conifers with an amendment to require a ten year management plan as follows:

The development hereby approved shall not commence until a landscape scheme designed in accordance with the principles of the Maidstone Landscape Character Assessment Supplement 2012 has been submitted to and approved in writing by the Head of Planning and Development in consultation with the Political Group Spokespersons of the Planning Committee and Ward Members. The scheme shall show all existing trees, hedges and blocks of landscaping on and immediately adjacent to the site, and indicate whether they are to be retained or removed, and include a planting specification, a programme of implementation and maintenance and a 10 year management plan. The landscape scheme shall reflect the locations of the lines of hedges shown on the Planting Proposals Plan (LVA, Figure 3) and include the supplementing of the recently planted conifer hedgerow with appropriate native hedgerows and trees. The hedgerow species mix shall include a proportion of evergreen shrubs (Holly or Yew) and species which retain their leaves for a large proportion of the year (Hornbeam or Beech) to maximise the screening effect without compromising existing landscape character. The scheme shall also include a minimum 15m wide buffer area to the adjacent woodland areas, defined with post and rail fencing and planted with a mix of 55% *Corylus avellana* (Hazel), 10% *Ligustrum vulgare* (Privet), 10% *Prunus spinosa* (Blackthorn), 15% *Rhamnus cathartica* (Purging Buckthorn) and 10% Field Maple (*Acer campestre*), planted at 1.5m centres and at a minimum height of 45-60cm.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

Voting: 9 – For 4 – Against 0 – Abstentions

371. GYPSY AND TRAVELLER SITES - NEED AND SUPPLY

Arising from consideration of an item earlier on the agenda, the Committee:

RESOLVED: That the Strategic Planning, Sustainability and Transportation Committee be requested to address the issue of unmet demand for affordable Gypsy and Traveller sites in the Borough.

Voting: 13 – For 0 – Against 0 – Abstentions

372. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

373. DURATION OF MEETING

6.00 p.m. to 7.15 p.m.