

## **MAIDSTONE BOROUGH COUNCIL**

### **PLANNING COMMITTEE**

#### **MINUTES OF THE MEETING HELD ON THURSDAY 7 SEPTEMBER 2017 ADJOURNED TO 14 SEPTEMBER 2017**

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

**Also Present:** Councillors Fermor, Mrs Grigg,  
B. Mortimer, Newton, Mrs Springett  
and Webb

#### 177. APOLOGIES FOR ABSENCE

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

#### 178. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

#### 179. NOTIFICATION OF VISITING MEMBERS

Councillors Fermor, Mrs Grigg, B Mortimer and Webb indicated their wish to speak on 17/502072 (Land South of Forstal Lane, Coxheath).

Councillor Newton indicated his wish to speak on 16/506349 (Bearsted Football Club, Honey Lane, Otham, Kent).

Councillor Mrs Springett indicated her wish to speak on the report of the Head of Planning and Development relating to application 17/503091 (Barty House Nursing Home, Roundwell, Bearsted, Maidstone, Kent).

#### 180. ITEMS WITHDRAWN FROM THE AGENDA

It was noted that there were no items withdrawn from the agenda.

#### 181. 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.

182. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

183. EXEMPT ITEMS

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

184. PRESENTATION OF PETITIONS

The Chairman advised that a petition had been received in relation to 17/502072 (Land South of Forstal Lane, Coxheath) and this would be dealt with under the agenda item.

185. 17/502072 - LAND SOUTH OF FORSTAL LANE, COXHEATH, KENT

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

Mr Hawkins, on behalf of the objectors, Councillor Divall of Coxheath Parish Council, Dr Parry on behalf of Loose Parish Council, Mr Burton-Taylor, for the applicant, and Councillors Fermor, Mrs Grigg, B Mortimer and Webb addressed the meeting.

**RESOLVED:** That consideration of this application be deferred to consider:-

- The possibility of a southern access and mitigation of existing proposed access.
- The possibility of including contributions for a late night bus service within the heads of terms of the Section 106 legal agreement.
- Whether the contributions to Southborough Primary School have already been pooled and the feasibility of taking the contribution to Coxheath Primary School.
- Whether the eastern edge of the development could be rounded to provide a more natural boundary.
- Whether the open space can incorporate woodland and scrub to soften views and enable a habitat for wildlife.
- Limiting the scale of building heights across the development.

Voting: For: unanimous

186. 17/501093 - LAND WEST OF MILL BANK, MAIDSTONE ROAD, HEADCORN, KENT

All Members except for Councillor Spooner 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.

Voting: For: unanimous

Councillor Mrs Stockell entered the room after the vote had been taken.

187. 17/503091 - BARTY HOUSE NURSING HOME, ROUNDWELL, BEARSTED, MAIDSTONE, KENT

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

Councillor Mrs Springett addressed the Meeting as a Visiting Member.

**RESOLVED:**

1. That permission be granted subject to the conditions set out in the report, as amended by the urgent update report, and that condition 2 be amended further to remove reference to sweet gale and an additional condition for one electric charging point; and
2. That delegated powers be given to the Head of Planning and Development, in consultation with the Landscape Officer, to investigate appropriate species and maturity of trees.

Voting: For: 8 Against: 3 Abstentions: 1

188. 16/506349 - BEARSTED FOOTBALL CLUB, HONEY LANE, OTHAM, KENT

Councillors Boughton, English and Powell stated that they had been lobbied.

Councillor Harwood left the meeting at the start of consideration of this item.

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

Councillor Newton addressed the meeting as a Visiting Member.

**RESOLVED:** That consideration of this application be deferred to consider the impact of the additional hours and month of the floodlighting on ecology grounds, specifically in relation to bats.

Voting: For: unanimous

189. 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.

190. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

191. DURATION OF MEETING

6.00 p.m. to 9.35 p.m.