

## **MAIDSTONE BOROUGH COUNCIL**

### **PLANNING COMMITTEE**

#### **MINUTES OF THE MEETING HELD ON THURSDAY 26 JULY 2018**

**Present:** Councillor English (Chairman) and  
Councillors Adkinson, Bartlett, Boughton, Harwood,  
Munford, Parfitt-Reid, Round, Spooner, Vizzard, Wilby  
and Mrs Wilson

**Also** Councillors Brice, Fermor and Perry  
**Present:**

65. APOLOGIES FOR ABSENCE

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

66. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Mrs Wilson was substituting for Councillor Kimmance.

67. NOTIFICATION OF VISITING MEMBERS

Councillor Brice indicated her wish to speak on the reports of the Head of Planning and Development relating to applications 18/502510 (11 Iden Crescent, Staplehurst, Tonbridge, Kent) and 18/501342 (Meadow View, Marden Road, Staplehurst, Tonbridge, Kent).

Councillor Fermor indicated her wish to speak on the report of the Head of Planning and Development relating to application 18/501181 (Land South of Redwall Lane, Linton, Kent).

Councillor Perry indicated his wish to speak on the report of the Head of Planning and Development relating to application 18/501342 (Meadow View, Marden Road, Staplehurst, Tonbridge, Kent).

68. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

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

70. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Harwood said that, with regard to the report of the Head of Planning and Development relating to application 18/502780 (Next, Eclipse Park, Sittingbourne Road, Maidstone), he was a Member of Boxley Parish Council, but he had not participated in the Parish Council's discussions on the application, and intended to speak and vote when it was considered.

71. EXEMPT ITEMS

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

72. MINUTES OF THE MEETING HELD ON 5 JULY 2018

**RESOLVED:** That the Minutes of the meeting held on 5 July 2018 be approved as a correct record and signed.

73. PRESENTATION OF PETITIONS

There were no petitions.

74. DEFERRED ITEMS

17/503237 - OUTLINE APPLICATION (SOME MATTERS RESERVED) FOR DEMOLITION OF EXISTING BUILDINGS, AND CESSATION OF COMMERCIAL USE ON SITE; ERECTION OF RESIDENTIAL DEVELOPMENT PROVIDING 18 NO. UNITS, OF WHICH 12 X 1 BED AND 6 X 2 BED. PROVISION OF 16 PARKING SPACES/2 DISABLED SPACES AND 4 VISITOR SPACES. ACCESS, LAYOUT AND SCALE BEING SOUGHT - J B GARAGE DOORS, STRAW MILL HILL, TOVIL, MAIDSTONE, KENT

The Development Manager said that he hoped to report this application back to the Committee on 16 August 2018, depending upon the size of the agenda.

17/504412 - DEMOLITION OF STORAGE BUILDINGS AND ERECTION OF 5 DETACHED DWELLINGS, 2 CAR PORTS FOR PLOTS 1 AND 5, AND 2 TWO BAY CAR PORTS FOR THE EXISTING HOUSE AND BARN CONVERSION APPROVED UNDER 14/505872/FULL - IDEN GRANGE, CRANBROOK ROAD, STAPLEHURST, TONBRIDGE, KENT

The Development Manager said that he hoped to report this application back to the Committee on 16 August 2018, depending upon the size of the agenda.

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 this application at present.

18/501158 - PROVISION OF NEW FARM ACCESS TO KNOXBRIDGE FARM FROM THE A229, INCLUDING LANDSCAPING, CROSSING OVER STREAM AND BARRIER (RESUBMISSION OF 16/508630/FULL) - KNOXBRIDGE FARM, CRANBROOK ROAD, STAPLEHURST, TONBRIDGE, KENT

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

75. 18/502780 - VARIATION OF CONDITION (14) OF PLANNING PERMISSION MA/12/2314 - ERECTION OF CLASS A1 RETAIL DEVELOPMENT (WITH ANCILLARY CAFE) AND ASSOCIATED SERVICING, CAR PARKING, LANDSCAPING AND ACCESS ARRANGEMENTS. (THE NET INTERNAL SALES AREA OF THE STORE HEREBY PERMITTED SHALL NOT EXCEED 3,722 SQ METRES (NET) OF WHICH NO MORE THAN 1,797 SQ METRES (NET) SHALL BE USED FOR THE SALE OF FASHION GOODS AND NO MORE THAN 1,841 SQ METRES (NET) SHALL BE USED FOR THE SALE OF HOME GOODS. NO MORE THAN 74 SQ METRES (NET) SHALL BE USED FOR THE SALE OF STATIONERY, GREETING CARDS AND WRAPPING PAPER WITHIN A CONCESSION ANCILLARY TO THE SALE OF FASHION AND HOME ITEMS. NO MORE THAN 53 SQ METRES (NET) SHALL BE USED AS A TRAVEL AGENT AS A CONCESSION ANCILLARY TO THE MAIN RETAIL USE. NO MORE THAN 198 SQ METRES (NET) SHALL BE USED AS A CAFE AND THIS WILL BE ANCILLARY TO THE MAIN RETAIL USE) - NEXT, ECLIPSE PARK, SITTINGBOURNE ROAD, MAIDSTONE, KENT

The Chairman and Councillors Bartlett, Harwood, Round and Mrs Wilson stated that they had been lobbied.

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

Mr Hallett, for the applicant, addressed the meeting.

**RESOLVED:** That subject to the negotiation of a S106 contribution based on the percentage increase in floor space as a proportion of the S106 contribution secured in relation to application MA/12/2314, index linked, for projects in the Town Centre to mitigate the impact of the increased floor space on the Town Centre (the details to be negotiated and settled by the Head of Planning and Development acting under delegated powers), the Head of Planning and Development be given delegated powers to grant permission subject to the conditions set out in the report.

Voting:        8 – For        4 – Against        0 – Abstentions

Councillors Adkinson and Harwood requested that their dissent be recorded.

76. 18/502116 - CONVERSION OF EXISTING DOUBLE GARAGE TO ANNEX AND CONSTRUCTION OF COVERED VERANDA ON GABLE END. ALTERATIONS TO CAR PARKING - POPLAR TREE FARM, MILEBUSH LANE, MARDEN, KENT

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

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 with an additional condition requiring the installation of a bat tube in the development (the wording to be finalised by the Head of Planning and Development acting under delegated powers).

Voting: 12 – For 0 – Against 0 – Abstentions

77. 18/502510 - ERECTION OF DETACHED (2-BED) HOUSE AND CREATION OF NEW DRIVEWAY - 11 IDEN CRESCENT, STAPLEHURST, TONBRIDGE, KENT

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

Mr Court, for the applicant, and Councillor Brice (Visiting Member) addressed the meeting.

In response to a question by a Member, the Development Manager confirmed that the second sentence of proposed condition 6 relating to the enhancement of biodiversity should read:

The scheme shall consist of the enhancement of biodiversity through integrated methods into the design and appearance of the extension by means such as swift bricks, bat tube or **bat** bricks.

**RESOLVED:** That permission be granted subject to the conditions and informative set out in the report, as amended by the Development Manager at the meeting, with the amendment of condition 4 to specify that the landscaping scheme shall include a privet hedge instead of fencing to the boundary of the site (adjacent to the road) to soften the appearance of the development (the wording to be finalised by the Head of Planning and Development acting under delegated powers).

Voting: 12 – For 0 – Against 0 – Abstentions

Note: During the discussion, it was suggested that, in future, it should be a requirement that landscaping schemes be submitted with applications. Prior to the closure of the meeting, the Chairman said that he had made a note to raise this issue at the next meeting of the Chairman, Vice-Chairman and Political Group Spokespersons of the Planning Committee.

78. 18/501181 - VARIATION OF CONDITIONS 10, 16 AND 17 OF APPLICATION 16/508659/FULL (DEMOLITION OF EXISTING DWELLING AND ERECTION OF B8 WAREHOUSE BUILDING WITH ANCILLARY OFFICES, DOCK LEVELLERS, ACCESS, PARKING AND LANDSCAPING INCLUDING THE CREATION OF NEW WOODLAND AND ATTENUATION POND) - LAND SOUTH OF REDWALL LANE, LINTON, 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.

The Principal Planning Officer advised the Committee that a further letter of objection had been received, the main points being:

- Questioning the conclusion that the principle of the development was established as the Committee had made its decision on the basis of original condition 10 which it was now proposed to amend;
- Expressing concern that the report did not refer to improvements required to increase capacity at Linton Crossroads and that no reference was made to the cumulative impact on traffic due to the recent grant of planning permission for a new medical centre in Heath Road; and
- Commenting that the report contained no traffic statistics and there was a failure to recognise the impact of the development beyond the immediate locality.

Councillor Cresswell of Linton Parish Council, Mr Allen, for the applicant, and Councillor Fermor (Visiting Member) addressed the meeting.

During the discussion, it was proposed and seconded that permission be granted subject to the conditions and informative set out in the report, as amended by the urgent update report, with the amendment of the noise conditions to require compliance with BS4142 at all times, and that Kent County Council be asked to be a signatory (by way of a Deed of Variation) to the HGV routing requirements of the S106 agreement for application 16/508659, which would apply to this permission, as this is not enforceable by the Local Planning Authority. It was also suggested that priority should be given to signage in regard to any mitigation from the Traffic Displacement Contribution (section 5 of Schedule 2 to the S106).

An amendment was moved, seconded and carried that consideration of this application be deferred to enable further negotiations with the applicant regarding the redrafting of condition 10 (formerly 9) to specify a time limit in months when the up to 32 in or out movements is permitted (for example, 1 November to 31 May) with a lower threshold for the months outside this time frame.

**RESOLVED:** That consideration of this application be deferred to enable further negotiations with the applicant regarding the redrafting of

condition 10 (formerly 9) to specify a time limit in months when the up to 32 in or out movements is permitted (for example, 1 November to 31 May) with a lower threshold for the months outside this time frame.

Voting:        6 – For        5 – Against        1 – Abstention

79. 18/501342 - RETROSPECTIVE APPLICATION SEEKING TO VARY CONDITIONS 2 AND 3 APPENDED TO PLANNING PERMISSION 15/507291/FULL TO ENABLE OCCUPATION OF THE SITE BY ANY GYPSY AND TRAVELLER FAMILY - MEADOW VIEW, MARDEN ROAD, STAPLEHURST, TONBRIDGE, KENT

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

Councillor Burnham of Staplehurst Parish Council, Mr Jones, for the applicant, and Councillors Brice and Perry (Visiting Members) 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

80. CHAIRMAN'S ANNOUNCEMENTS

The Chairman said that a meeting of the Chairman, Vice-Chairman and Political Group Spokespersons of the Planning Committee had taken place recently, and the outcome of the discussions would be fed back to all other Members of the Committee.

The Chairman asked the Committee to agree to the inclusion of an item on the next appropriate agenda referring to the Democracy Committee the issue of the Planning and Licensing Committees being consulted on the use of budgetary underspends. The Committee raised no objection to this request.

81. APPEALS LIST

The Committee considered the report of the Head of Planning and Development setting out details of appeal decisions received recently.

In response to a question by a Member, the Chairman said that an item would be put on the agenda for the next meeting of the Chairman, Vice-Chairman and Political Group Spokespersons of the Committee to enable a discussion on the principle of sending copies of appeal decisions to Ward Members.

**RESOLVED:** That the report be noted.

82. DURATION OF MEETING

6.00 p.m. to 9.30 p.m.