

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE REMOTE MEETING HELD ON 22 APRIL 2021
ADJOURNED TO 26 APRIL 2021

Present: **Councillor English (Chairman) and**
22 April **Councillors Adkinson, Brindle, Eves, Harwood,**
2021 **Kimmanca, Munford, Parfitt-Reid, Perry, Powell,**
 Spooner, Vizzard and Wilby

Also **Councillors D Burton and Young**
Present:

527. APOLOGIES FOR ABSENCE

There were no apologies for absence.

528. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

529. NOTIFICATION OF VISITING MEMBERS

Councillor D Burton indicated his wish to speak on the report of the Head of Planning and Development relating to application 19/500271/FULL (Oakhurst, Stilebridge Lane, Marden, Tonbridge, Kent).

Councillor Young indicated her wish to speak on the report of the Head of Planning and Development relating to application 20/505350/FULL (Warmlake Nursery, Maidstone Road, Sutton Valence, Maidstone, Kent).

530. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

531. URGENT ITEMS

The Chairman said that, in his opinion, the update reports of the Head of Planning and Development and the updates to be included in the Officer presentations should be taken as urgent items as they contained further information relating to the applications to be considered at the meeting.

532. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Brindle said that since she was a Member of Boxley Parish Council's Environment Committee which had discussed application 21/500267/FULL (36 Shepherds Gate Drive, Weaving, Maidstone, Kent),

she would not participate in the discussion or the voting when it was considered.

533. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

Item 13.	20/505514/FULL - The Vines, Forsham Lane, Chart Sutton, Maidstone, Kent	Councillors English, Munford, Parfitt-Reid, Perry, Powell and Wilby
Item 14.	20/505808/FULL - Land Adjacent 2 School Lane, Maidstone, Kent	Councillors Adkinson, Brindle, English, Eves, Kimmance, Munford, Parfitt-Reid, Powell, Spooner, Vizzard and Wilby
Item 15.	21/500267/FULL - 36 Shepherds Gate Drive, Weavering, Maidstone, Kent	Councillors Brindle, English, Eves, Kimmance, Parfitt-Reid, Perry, Vizzard and Wilby
Item 16.	21/500698/FULL - 23 Forge Lane, Headcorn, Ashford, Kent	Councillors Perry and Wilby
Item 17.	19/500271/FULL - Oakhurst, Stilebridge Lane, Marden, Tonbridge, Kent	Councillors Adkinson, Brindle, English, Eves, Kimmance, Munford, Parfitt-Reid, Perry, Powell, Spooner, Vizzard and Wilby
Item 18.	20/505710/FULL - 15 Amsbury Road, Coxheath, Maidstone, Kent	Councillors Adkinson, Brindle, English, Eves, Kimmance, Munford, Parfitt-Reid, Perry, Powell, Vizzard and Wilby
Item 19.	20/503279/FULL - 4 Ash Gardens, Lenham Road, Headcorn, Kent	Councillors Adkinson, Brindle, English, Eves, Kimmance, Munford, Parfitt-Reid, Perry, Powell, Spooner, Vizzard and Wilby
Item 20.	21/500849/NMAMD - Maidstone Borough Council Car Park, Corner of Union Street, Queen Anne Road, Maidstone, Kent	Councillors Harwood, Kimmance and Wilby
Item 21.	20/505350/FULL - Warmlake Nursery, Maidstone Road, Sutton Valence, Maidstone, Kent	Councillors English, Harwood, Kimmance, Parfitt-Reid, Perry, Powell, Vizzard and Wilby

534. EXEMPT ITEMS

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

535. MINUTES OF THE MEETING HELD ON 25 MARCH 2021 ADJOURNED TO 29 MARCH 2021

RESOLVED: That the Minutes of the meeting held on 25 March 2021 adjourned to 29 March 2021 be approved as a correct record and signed.

536. PRESENTATION OF PETITIONS

There were no petitions.

537. DEFERRED ITEM

20/504386/FULL - CHANGE OF USE OF THE LAND FOR THE SITING OF 3 NO. STATIC CARAVANS AND 3 NO. TOURING CARAVANS FOR GYPSY/TRAVELLER OCCUPATION (REVISED SCHEME TO 18/506342/FULL) - THE ORCHARD PLACE, BENOVER ROAD, YALDING, KENT

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

538. 20/505350/FULL - REDEVELOPMENT OF EXISTING GARDEN CENTRE/NURSERY TO PROVIDE 18 DWELLINGS, INCLUDING 7 AFFORDABLE HOUSES, WITH ASSOCIATED LANDSCAPING, FLOOD STORAGE MEASURES, ACCESS AND PARKING - WARMLAKE NURSERY, MAIDSTONE ROAD, SUTTON VALENCE, MAIDSTONE, KENT

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

The Chairman read out statements on behalf of Councillor Poulter of Sutton Valence Parish Council and Mr Bland, agent for the applicant.

Councillor Young (Visiting Member) addressed the meeting.

RESOLVED: That consideration of this application be deferred to:

Reconsider the level of renewables to be provided within the scheme with a view to achieving a 20% target;

Explore with KCC Highways and the applicant the opportunities to improve pedestrian crossings within the vicinity of the site and Warmlake crossroads;

Re-examine the density or configuration of the scheme and the quantum of open space provided; with an emphasis upon enhancing the front boundary screening to North Street;

Re-examine the landscaping scheme to include species, composition, a Landscape and Ecological Management Plan setting parameters for the long-term maintenance of the vegetation, wet SUDS, and an enhanced landscaped buffer to the site frontage to soften the gateway to Sutton Valence; and

Consider whether local needs affordable housing can be provided.

Voting: 13 – For 0 – Against 0 – Abstentions

539. 21/500267/FULL - DEMOLITION OF THE EXISTING GARAGE. ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION (RE-SUBMISSION OF 20/505394/FULL) - 36 SHEPHERDS GATE DRIVE, WEAVERING, MAIDSTONE, KENT

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

The Chairman read out statements on behalf of Mr Barrett, an objector, and Mr Morfey, the applicant.

In the absence of a statement from Boxley Parish Council, the Chairman read out a statement on behalf of Mr Dixon who also objected to the application.

RESOLVED:

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

An additional condition requiring the installation of renewables; and

The amendment of the second sentence of condition 5 (Biodiversity Enhancements) to 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 bat tubes and bee bricks.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the amended and additional conditions and to amend any other conditions as a consequence.

Voting: 12 – For 0 – Against 0 – Abstentions

Note: Having stated that she was a Member of Boxley Parish Council's Environment Committee which had discussed this application, Councillor Brindle did not participate in the discussion or the voting.

540. 20/505514/FULL - ERECTION OF 1 NO. AGRICULTURAL STORAGE BUILDING - THE VINES, FORSHAM LANE, CHART SUTTON, MAIDSTONE, KENT

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

In presenting the application, the Planning Officer advised the Committee that Chart Sutton Parish Council had now withdrawn its objection to the proposed development following clarification of the size of the agricultural

land holding. The Parish Council had originally raised objection on the basis that the size of the proposed building was disproportionate to the agricultural needs of the site, but it had now been clarified that the proposal related to six acres of agricultural land and not two acres. The Parish Council had, however, asked that a condition be attached to any planning consent to ensure that the building remains for agricultural use only.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report with:

An additional condition to ensure that the building remains for agricultural use only;

The amendment of condition 3 (Materials) to require the roof covering to be a dark shade of green;

The deletion of the word "or" from the fifth line of condition 4 (Biodiversity Enhancements) and the insertion of the word "and" in its place and the further amendment of the condition to require integrated niches for wildlife (bird, bat and bee bricks) within the building rather than the installation of bat/bird nest boxes; and

The deletion of the word "predominantly" from the fifth line of condition 7 (Landscaping) and the insertion of the word "all" and the further amendment of the condition to (a) specify that the landscaping scheme shall exclude the planting of Sycamore trees and (b) require the use of non-plastic tree guards.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional and amended conditions and to amend any other conditions as a consequence.

Voting: 13 – For 0 – Against 0 – Abstentions

541. 19/500271/FULL - CHANGE OF USE OF LAND FOR THE STATIONING OF 18 HOLIDAY CARAVANS WITH ASSOCIATED WORKS INCLUDING LAYING OF HARDSTANDING AND BIN STORE - OAKHURST, STILEBRIDGE LANE, MARDEN, TONBRIDGE, KENT

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

The Chairman read out statements on behalf of Mr Shave, for objectors, and Mr Nicholls, agent for the applicant.

Councillor D Burton (Visiting Member) addressed the meeting.

RESOLVED: That subject to:

- A. The prior completion of a legal agreement in such terms as the Head of Legal Services may advise to secure the Heads of Terms set out in the report; AND
- B. The conditions and informatives set out in the report with:

The amendment of condition 3 (Design and Materials) to require that the development site shall comprise a mixture of black, white or natural timber clad caravans. Each caravan shall be clad in timber (not composite boarding) and shall comprise of either black, white or natural timber only;

The amendment of condition 8 (Hard and Soft Landscaping Scheme) to specify that only non-plastic guards shall be used for trees and hedgerows and no Sycamore trees shall be planted;

The amendment of condition 21 (Biodiversity Enhancements) to require integral niches for wildlife, such as bat tubes, within the fabric of the caravans;

The amendment of condition 23 (Electric Vehicle Charging Points) to require a minimum of six electric vehicle charging points and a minimum of two electric vehicle charging points enabled for future use on the site;

An additional condition requiring the incorporation of renewables within the development (for example, ground mounted photovoltaic panels); and

The amendment of informative 2 (Nesting Birds) to advise the applicant not to place netting over trees and shrubs on the application site to prevent birds from nesting;

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

Voting: 6 – For 5 – Against 2 – Abstentions

Note: Councillor Harwood left the meeting after consideration of this application (8.59 p.m.).

542. 20/505710/FULL - ERECTION OF 1 NO. FOUR BEDROOM CHALET BUNGALOW WITH INTEGRAL GARAGE AND ASSOCIATED PARKING (RE-SUBMISSION OF 20/503671/FULL) - 15 AMSBURY ROAD, COXHEATH, MAIDSTONE, KENT

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

The Chairman read out statements on behalf of Coxheath Parish Council and Mr Gordon, the applicant.

During the discussion, it was pointed out that recommended condition 11 was two conditions which needed to be separated and renumbered together with the remaining conditions.

RESOLVED: That consideration of this application be deferred to:

Seek comments from the Kent Fire and Rescue Service about safety, access to the dwelling for a Fire Engine, whether they can service the property in the event of a fire and whether a sprinkler system is required;

Seek confirmation as to whether the application site is located within the boundary of the larger village of Coxheath; and

Add conditions to secure biodiversity enhancements to include bird, bat and bee bricks; renewables (an exemplar scheme); and no Sycamore trees and plastic guards.

Voting: 11 – For 0 – Against 1 – Abstention

543. 20/503279/FULL - CHANGE OF USE OF LAND FOR THE SITING OF 1 NO. MOBILE HOME, 1 NO. TOURING CARAVAN AND THE ERECTION OF 1 NO. UTILITY ROOM FOR TRAVELLER OCCUPATION (RETROSPECTIVE) - 4 ASH GARDENS, LENHAM ROAD, HEADCORN, KENT

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

The Chairman read out statements on behalf of Ms Norris, for objectors, and Councillor Titchener of Ulcombe Parish Council.

The Committee considered that the development causes significant landscape harm contrary to policies SP17 and DM15 of the Maidstone Borough Local Plan 2017 and that this would normally warrant a refusal. However, the exceptional needs of the applicant's children were given very significant weight, and on that basis a personal and temporary permission of three years was granted subject to conditions.

RESOLVED:

1. That a personal and temporary permission of three years be granted subject to conditions which must include a landscaping condition similar to that imposed by the Planning Inspector on the wider site requiring, inter alia, the close boarded fencing to be moved to allow room for additional native species hedgerow planting (no Laurels or Sycamores).

2. That the Head of Planning and Development be given delegated powers to finalise the conditions.

Voting: 11 – For 0 – Against 0 – Abstentions

Note: Councillor Parfitt-Reid did not participate in the voting on this application due to connectivity issues.

544. ADJOURNMENT OF MEETING

At 10.15 p.m., following consideration of the report of the Head of Planning and Development relating to application 20/503279/FULL (4 Ash Gardens, Lenham Road, Headcorn, Kent), the Committee:

RESOLVED: That the meeting be adjourned until 6.00 p.m. on Monday 26 April 2021 when the remaining items on the agenda will be discussed.

545. DURATION OF MEETING

6.00 p.m. to 10.15 p.m.