

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE REMOTE MEETING HELD ON 17 DECEMBER 2020

Present: Councillor English (Chairman) and
Councillors Adkinson, Brice, Brindle, Harwood,
Kimmance, Munford, Parfitt-Reid, Perry, Powell,
Spooner, Vizzard and Wilby

**Also
Present:** Councillors Garten and Purle

429. APOLOGIES FOR ABSENCE

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

430. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Brice was substituting for Councillor Eves.

431. NOTIFICATION OF VISITING MEMBERS

Councillor Garten indicated his wish to speak on the reports of the Head of Planning and Development relating to applications 18/506662/FULL and 19/506031/LBC (Courtyard Studios, Hollingbourne House, Hollingbourne Hill, Hollingbourne, Maidstone, Kent).

Councillor Purle indicated his wish to speak on the reports of the Head of Planning and Development relating to applications 20/504127/FULL and 20/504128/LBC (The Somerfield Hospital, 63-79 London Road, Maidstone, Kent).

432. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

433. URGENT ITEMS

The Chairman said that 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.

434. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Munford said that he was the Chairman of Boughton Monchelsea Parish Council. However, he had not participated in the Parish

Council's discussions regarding application 20/503109/FULL (Land to West of 70 Church Street, Boughton Monchelsea, Maidstone, Kent), and intended to speak and vote when it was considered.

435. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

Item 13.	20/504127/FULL & 20/504128/LBC - The Somerfield Hospital, 63-79 London Road, Maidstone, Kent	Councillors Adkinson, Brice, Brindle, English, Kimmance, Munford, Parfitt-Reid, Perry, Powell, Spooner, Vizzard and Wilby
Item 14.	18/506662/FULL & 19/506031/LBC - Courtyard Studios, Hollingbourne House, Hollingbourne Hill, Hollingbourne, Maidstone, Kent	Councillors Adkinson, Brindle, English, Kimmance, Munford, Parfitt-Reid, Perry, Powell, Spooner, Vizzard and Wilby
Item 17.	20/504386/FULL - The Orchard Place, Benover Road, Yalding, Kent	Councillor Parfitt-Reid
Item 19.	20/503109/FULL - Land to West of 70 Church Street, Boughton Monchelsea, Maidstone, Kent	Councillors Kimmance, Munford, Parfitt-Reid, Vizzard and Wilby

436. EXEMPT ITEMS

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

437. MINUTES OF THE MEETING HELD ON 26 NOVEMBER 2020

RESOLVED: That the Minutes of the meeting held on 26 November 2020 be approved as a correct record and signed.

438. PRESENTATION OF PETITIONS

There were no petitions.

439. DEFERRED ITEMS

19/505816/SUB - SUBMISSION OF DETAILS PURSUANT TO CONDITION 5 (MATERIALS), CONDITION 7 (WOODLAND MANAGEMENT PLAN), CONDITION 8 (PROPOSED BOUNDARY TREATMENT), CONDITION 10 (ECOLOGY), CONDITION 11 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN : BIODIVERSITY) AND CONDITION 17 (BIRD BOXES) IN RELATION TO PLANNING APPLICATION 15/503359/OUT AND APPEAL REFERENCE APP/U2235/W/15/3132364 (FOR RESIDENTIAL DEVELOPMENT (APPROX 89 DWELLINGS) PLUS OPEN SPACE, BIOMASS

PLANT AND ACCESS ROAD (PLUS EMERGENCY ACCESS) - LORDSWOOD URBAN EXTENSION, GLEAMING WOOD DRIVE, LORDSWOOD, KENT

20/501773/FULL - ERECTION OF 187 DWELLINGS, TOGETHER WITH ASSOCIATED WORKS FOR ACCESS, PARKING, INFRASTRUCTURE, OPEN SPACE, EARTHWORKS, SURFACE WATER DRAINAGE SYSTEMS AND LANDSCAPING - LAND OFF OAKAPPLE LANE, BARMING, MAIDSTONE, KENT

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 Development Manager advised Members that he had nothing further to report in respect of these applications at present. The applications would be reported back to the Committee as soon as all issues had been addressed.

440. 18/506662/FULL & 19/506031/LBC - COURTYARD STUDIOS, HOLLINGBOURNE HOUSE, HOLLINGBOURNE HILL, HOLLINGBOURNE, MAIDSTONE, KENT

18/506662/FULL - DEMOLITION OF THE REAR SECTION OF THE BUILDING AND ERECTION OF REPLACEMENT STRUCTURE AND CONVERSION OF FRONT SECTION OF BUILDING INCLUDING EXTERNAL ALTERATIONS, TO FACILITATE THE CREATION OF 2 DWELLINGS WITH ASSOCIATED PARKING AND GARDEN AREAS.

DEMOLITION OF EXISTING DERELICT AND UNSTABLE (NORTH-EAST FACING) GARDEN WALL, RECONSTRUCTION ON EXISTING LINE AT REDUCED HEIGHT WITH 2 ADDITIONAL OPENINGS, REPAIRS, RESTORATION OF OTHER GARDEN WALLS AND RESTORATION OF 1 SUNKEN GLASSHOUSE.

19/506031/LBC - LISTED BUILDING CONSENT FOR THE DEMOLITION OF EXISTING DERELICT AND UNSTABLE (NORTH-EAST FACING) GARDEN WALL, RECONSTRUCTION ON EXISTING LINE AT REDUCED HEIGHT WITH 2 ADDITIONAL OPENINGS, REPAIRS, RESTORATION OF OTHER GARDEN WALLS AND RESTORATION OF 1 SUNKEN GLASSHOUSE

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

Mrs Kinnersley, an objector, addressed the meeting by way of an audio recording.

Mr Dixon, the applicant, addressed the meeting by video link.

Councillor Garten (Visiting Member) addressed the meeting.

Application 18/506662/FULL

RESOLVED:

1. That subject to no new substantive material planning considerations being raised as a result of the press notice that expires on 24 December 2020, the Head of Planning and Development be given delegated powers to grant permission subject to the conditions set out in the report with:

An additional condition requiring the installation of Solar PV or an alternative form of renewable energy generation within the scheme;

The amendment of condition 3 (External Materials) to require the construction of a materials panel on site prior to construction showing the colour of the bricks, brick coursing, bonding types, mortar mix, window materials and timber cladding etc, the panel to remain on site for the duration of the construction; and

The amendment of condition 7 (Landscaping Scheme) to secure a reduction in the coverage of hardstanding to allow more soft landscaping in accordance with the Council's adopted Landscape Character Assessment.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional/amended conditions and to amend any other conditions as a consequence.
3. That the details to be submitted pursuant to the additional/amended conditions are to be agreed in consultation with the Ward Member and the Planning Committee Political Group Spokespersons.

Voting: 10 – For 3 – Against 0 – Abstentions

Application 19/506031/LBC

RESOLVED: That Listed Building Consent be granted subject to the conditions and informative set out in the report.

Voting: 10 – For 3 – Against 0 – Abstentions

441. 20/504127/FULL & 20/504128/LBC - THE SOMERFIELD HOSPITAL, 63-79 LONDON ROAD, MAIDSTONE, KENT

20/504127/FULL - DEMOLITION OF REAR EXTENSIONS OF SOMERFIELD TERRACE AND NO.79 LONDON ROAD. CONVERSION, ALTERATION AND REAR EXTENSIONS OF SOMERFIELD TERRACE FOR C3 RESIDENTIAL USE CONSISTING OF NO.60 SELF-CONTAINED APARTMENTS. ERECTION OF A REPLACEMENT RESIDENTIAL BUILDING ON THE SITE OF NO.79 LONDON ROAD CONSISTING OF NO.6 NEW APARTMENTS AND NO.6 NEW TOWNHOUSES. CONVERSION OF ANCILLARY REAR BUILDING TO RESIDENTIAL USE. ERECTION OF A CYCLE STORE AND GYM AND BIN

STORE. ASSOCIATED WORKS TO OUTBUILDINGS, LANDSCAPING AND PARKING. WORKS TO THE FRONT RETAINING WALL

20/504128/LBC - LISTED BUILDING CONSENT FOR THE DEMOLITION OF REAR EXTENSIONS TOGETHER WITH INTERNAL AND EXTERNAL ALTERATIONS AND ERECTION OF REAR EXTENSIONS. WORKS TO THE FRONT RETAINING WALL

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

In presenting the applications, the Principal Planning Officer advised the Committee that he wished to correct a typographical error in the final sentence of paragraph 6.11 of both reports. The reference to policy SP17 of the Local Plan should read policy SP18. However, he could confirm that the applications had been assessed against policy SP18 and it had been included in the list of policies at the beginning of each report.

Councillor Purle (Ward Member) read out a statement on behalf of Mr and Mrs Bennett who objected to the planning application.

The Chairman read out a statement on behalf of Mr Reedman, for the applicant.

Councillor Purle (Visiting Member) addressed the meeting.

During the discussion, the Head of Planning and Development advised Members that the mansard roofs should be natural slate or slate dust composite and not plastic-coated aluminium.

Application 20/504127/FULL

RESOLVED:

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

An additional condition requiring the submission of a Landscape and Ecological Management Plan (LEMP) covering a period of at least 10 years and with a focus on the retention and management of the site frontage and protecting and strengthening the wooded area in the south-west corner, including fencing it off;

An amended plan secured under condition 1 (Approved Plans) to require the provision of eight visitor parking spaces to the front of the site;

The amendment of condition 8 (Ecological Enhancements) to require specific details of the wildlife niches (numbers and locations);

The amendment of condition 15 g) (Details of Solar Panels) to require more specific details of the solar panels (numbers and locations);

The amendment of condition 26 (Electric Vehicle Charging Points) to require the installation of three extra EV charging points, bringing the total to eleven, and 50% of the remainder to be future proofed (passive) to allow future charging points;

The amendment of condition 19 to specify that the mansard roofs shall be natural slate or slate dust composite and not plastic-coated aluminium; and

The deletion of the word "should" from the first line of condition 24 b) (Off-Site Highways Works),

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

2. That the details to be submitted pursuant to the Landscaping and LEMP conditions are to be agreed in consultation with the Ward Members and the Planning Committee Political Group Spokespersons.

Voting: 7 – For 6 – Against 0 – Abstentions

Arising from the discussion on this application, the Chairman said that a meeting would be arranged with the Council's Housing Team to discuss the issue of Housing Co-operatives being included in developments going forward.

Application 20/504128/LBC

RESOLVED:

1. That Listed Building Consent be granted subject to the conditions set out in the report with the amendment of condition 5 to specify that the mansard roofs shall be natural slate or slate dust composite and not plastic-coated aluminium.
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the amended condition and to amend any other conditions as a consequence.

Voting: 9 – For 4 – Against 0 – Abstentions

Note: Councillors Brice and Powell left the meeting after consideration of this application (8.34 p.m.).

442. 20/504860/FULL - SECTION 73 - APPLICATION FOR VARIATION OF CONDITION 16 (TO REMOVE: UPGRADING OF THE EXISTING PEDESTRIAN CROSSING ON KING STREET TO PROVIDE ADDITIONAL CROSSING DETECTORS AND RECONFIGURATION OF THE CONTROLLER) PURSUANT TO APPLICATION 17/504428/FULL FOR - CREATION OF A NEW 48 SPACE PUBLIC CAR PARK, TOGETHER WITH 30 FLATS IN A STEPPED BLOCK BACKING ONTO QUEEN ANNE ROAD. A ROW OF 6 SEMI DETACHED HOUSES FRONTING UNION STREET AND TWO TERRACED ROWS ARRANGED AS A 'MEWS' PROVIDING 11 HOUSES, TOGETHER WITH A NEW ESTATE ROAD, ALLOCATED PARKING AND SOFT LANDSCAPING - MAIDSTONE BOROUGH COUNCIL CAR PARK, CORNER OF UNION STREET/QUEEN ANNE ROAD, MAIDSTONE, KENT

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

RESOLVED: That subject to:

A. The prior completion of a legal agreement in such terms as the Head of Legal Partnership may advise to secure the Heads of Terms set out in the report; AND

B. The conditions set out in the report,

the Head of Planning and Development be given delegated powers to grant permission and 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: 10 – For 0 – Against 0 – Abstentions

Note: Councillor Wilby left the meeting before the voting on this application (20.41 p.m.).

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

In presenting the report, the Senior Planning Officer advised the Committee that the application incorporated an improvement in terms of design in that it was now proposed to use timber as a facing material for the caravans and the landscaping would also help to mitigate any potential impact of the development on the character of the surrounding area. The Senior Planning Officer sought delegated powers to impose two additional conditions; the first to secure the detailed design of the

caravans (to be timber clad) and to control this in perpetuity and the second to secure the siting of the caravans in perpetuity.

The Chairman read out a statement on behalf of Collier Street Parish Council.

In response to comments by Members, the Development Manager advised the Committee that a condition could be imposed to require the submission of foul water drainage details for approval by the Local Planning Authority.

RESOLVED: That consideration of this application be deferred to:

- Negotiate a reconfiguration of the site layout to achieve better landscaping of the pond/woodland area to enable ecological and flood amelioration; and
- Seek the advice of the Environment Agency specifically relating to this site.

Voting: 10 – For 0 – Against 0 – Abstentions

Note: The Development Manager confirmed that when the application was reported back to the Committee the additional conditions recommended by the Officers and the suggestions made by Members during the discussion regarding (1) the provision of (a) bin and cycle storage and (b) bug hotels and bat tubes in the eaves of the wooden buildings and (2) the exclusion of Sycamore trees from the landscaping scheme and the use of non-plastic guards for trees and hedgerows would be included.

444. 20/503109/FULL - ERECTION OF 24 NO. NEW C2 EXTRA CARE RETIREMENT HOMES, CLUB HOUSE, BIN STORES AND LANDSCAPE SCHEME WITH ASSOCIATED WORKS INCLUDING ROADWAYS, PARKING, CYCLES STORES, GAZEBO AND MAINTENANCE STORE - LAND TO WEST OF 70 CHURCH STREET, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

The Committee considered the 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: 10 – For 0 – Against 0 – Abstentions

445. 20/504657/TPOA - TPO APPLICATION TO REDUCE ONE CHERRY TREE AWAY FROM PROPERTIES FROM 8.5M TO 6.5M, ONE CHERRY TREE AWAY FROM PROPERTIES FROM 9.4M TO 7.4M AND ONE ACER AWAY FROM PROPERTIES FROM 8.5M TO 6M, AND CLEAN OUT CROWNS OF ALL THREE - FRONT OF 17 ASHURST ROAD, MAIDSTONE, KENT

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

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

Voting: 10 – For 0 – Against 0 – Abstentions

446. 20/504658/TPOA - TPO APPLICATION TO REDUCE ONE WALNUT FROM HEIGHT OF 17M TO 15.5M, WIDTH OF 7.6M TO 6.8M; FELL ONE HAWTHORN; CROWN LIFT ONE SYCAMORE TO CLEAR GARAGES BY 2M - REAR OF 11 BLENDON ROAD, MAIDSTONE, KENT

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

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report with two additional informatives; the first encouraging the applicant to plant three replacement Hawthorn trees on or near the land on which the felled tree stood and the second advising the applicant that the cordwood should not be chipped but moved to a nearby open space such as Upper Fullingpits for ecological purposes.
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional informatives.

Voting: 10 – For 0 – Against 0 – Abstentions

447. APPEALS LIST

The Committee considered the report of the Head of Planning and Development setting out details of appeal decisions received since the last meeting. Members thanked the Officers for their success at appeal.

RESOLVED: That the report be noted.

Note: The Chairman also took the opportunity to thank everyone for their hard work in difficult circumstances over the past year.

448. DURATION OF MEETING

6.00 p.m. to 9.30 p.m.