

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 15 JANUARY 2015

Present: Councillor English (Chairman) and
Councillors Ash, Collins, Cox, Ells, Greer, Harwood,
Hogg, Moriarty, Paine, Paterson and Mrs Robertson

Also Present: Councillors Powell and Sams

215. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Edwards-Daem and J. A. Wilson.

216. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Ells was substituting for Councillor Edwards-Daem.

217. NOTIFICATION OF VISITING MEMBERS

Councillors Powell and Sams indicated their wish to speak on the report of the Head of Planning and Development relating to application MA/13/1823.

218. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

219. URGENT ITEM

The Chairman stated that, in his opinion, the update report of the Head of Planning and Development should be taken as an urgent item as it contained further information relating to the applications to be considered at the meeting.

220. DISCLOSURES BY MEMBERS AND OFFICERS

With regard to the report of the Head of Planning and Development relating to application 14/501193, Councillor Collins stated that he knew the applicant, but it was not a close association, and he intended to speak and vote when the application was discussed.

221. EXEMPT ITEMS

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

222. MINUTES OF THE MEETING HELD ON 18 DECEMBER 2014

RESOLVED: That the Minutes of the meeting held on 18 December 2014 be approved as a correct record and signed.

223. PRESENTATION OF PETITIONS

There were no petitions.

224. DEFERRED ITEMS

MA/07/2133 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A FIVE STOREY RESIDENTIAL DEVELOPMENT COMPRISING OF 52 STUDIO APARTMENTS AND 24 ONE-BED FLATS WITH 38 UNDERCROFT PARKING SPACES AND 22 EXTERNAL PARKING SPACES WITH VEHICULAR AND PEDESTRIAN ACCESS FROM HART STREET TOGETHER WITH LANDSCAPING - LAGUNA MOTORCYCLES SITE, HART STREET, MAIDSTONE

MA/13/1979 - OUTLINE PLANNING APPLICATION FOR UP TO 55 RESIDENTIAL DWELLINGS WITH MEANS OF ACCESS. ALL OTHER MATTERS RESERVED - LAND NORTH OF HEATH ROAD, COXHEATH, MAIDSTONE, KENT

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

225. MA/13/1823 - AN OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF 49 DWELLINGS AND ASSOCIATED CAR PARKING AND LANDSCAPING, WITH THE MATTER OF ACCESS TO BE CONSIDERED AT THE CURRENT TIME AND ALL OTHER MATTERS RESERVED - MAYFIELD NURSERY, ASHFORD ROAD, HARRIETSHAM, MAIDSTONE, 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.

Mrs Roots, an objector, Councillor Bilke of Harrietsham Parish Council (against), Mr Escott, for the applicant, and Councillors Powell and Sams (Visiting Members) addressed the meeting.

RESOLVED: That subject to the prior completion of a Section 106 legal agreement in such terms as the Head of Legal Partnership may advise to secure the following:

- The provision of 40% affordable residential units within the application site;

- A contribution for Kent County Council of £2,360.96 per applicable house and £590.24 per applicable flat towards the build costs of extending Harrietsham Primary School;
- A contribution for Kent County Council of £30.70 per dwelling to be used to address the demand from the development towards the provision of new/expanded facilities and services both through dedicated adult education centres and through outreach community learning facilities local to the application site;
- A contribution for Kent County Council of £8.44 per dwelling to be used to address the demand from the development towards youth services through increased centre based youth services local to the application site;
- A contribution for Kent County Council of £122.01 per dwelling to be used to address the demand from the development towards additional book stock and services at libraries local to Harrietsham;
- A contribution for Kent County Council of £15.95 per dwelling to address the demand from the development for adult social services to be used towards the provision of new/expanded facilities and services both on site and local to the development, including assistive technology and enhancement of local community facilities to ensure full DDA access;
- A contribution for NHS Property Services of £23,587 (£360 per predicted occupier based on size of market dwellings) to be prioritised firstly towards healthcare facilities at the Glebe Medical Centre, Harrietsham and then the Len Valley Medical Centre, Lenham; and
- A contribution towards highway improvements to the A20 in Harrietsham (the details to be finalised by the Head of Planning and Development acting under delegated powers),

the Head of Planning and Development be given delegated powers to grant outline permission subject to the conditions and informatives set out in the report, as amended by the urgent update report, and the additional informatives set out in the urgent update report with an additional condition and additional informatives as follows:

Additional Condition

The details of landscape, ecological mitigation and sustainable surface water drainage required by conditions 1, 6, 12 and 15 above shall include, inter alia, an ecological receptor site and a sustainable urban drainage system in the south of the site adjacent to the site boundary.

Reason: In the interest of pollution and flood prevention, and safeguarding biodiversity assets.

Additional Informatives

The design of any scheme coming forward at reserved matters stage should, in its detailing, reflect the local vernacular of the built environment to the south of Ashford Road in the vicinity of Harrietsham.

The materials submitted in accordance with condition 5 should be considered in conjunction with Ward Members and Harrietsham Parish Council.

Voting: 11 – For 1 – Against 0 – Abstentions

226. 14/500420 - CHANGE OF USE OF LAND FROM OPEN SPACE TO GARDEN LAND - 4 THREE TEES, WHITE HORSE LANE, OTHAM, KENT

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.

Voting: 12 – For 0 – Against 0 – Abstentions

227. 14/501193 - RETROSPECTIVE APPLICATION TO VARY CONDITION 1 TO MA/12/1123 TO ALLOW AN ADDITIONAL MOBILE HOME TO BE STATIONED ON THE SITE (A MAXIMUM OF 3 CARAVANS TO BE SITUATED ON THE LAND AT ANY ONE TIME) - OAK LODGE, TILDEN LANE, MARDEN, KENT

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 informative set out in the report as amended by the urgent update report (amended drawing to be attached to condition 4).

Voting: 12 – For 0 – Against 0 – Abstentions

228. 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. In response to a question by a Member, the Chairman confirmed that consideration could be given to including, in future reports, details of the conditions imposed when appeals are allowed.

RESOLVED: That the report be noted.

229. UPDATE ON MATTERS REFERRED TO CABINET MEMBERS

It was noted that there was nothing to report at present.

230. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

231. DURATION OF MEETING

6.00 p.m. to 7.00 p.m.