

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 15 SEPTEMBER 2016

Present: Councillor Perry (Chairman) and Councillors Boughton, Clark, Cox, Harwood, Hastie, Hemsley, Lewins, Munford, Powell, Prendergast and Round

Also Present: Councillors Garten and Mrs Gooch

135. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors English and Mrs Stockell.

136. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Lewins was substituting for Councillor English, and that it was understood that Councillor Garland would be substituting for Councillor Mrs Stockell. In the event, Councillor Garland did not attend the meeting.

137. NOTIFICATION OF VISITING MEMBERS

Councillor Garten indicated his wish to speak on the report of the Head of Planning and Development relating to application 15/503232.

Councillor Mrs Gooch indicated her wish to speak on the report of the Head of Planning and Development relating to application 16/503786.

138. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

139. URGENT ITEMS

The Chairman said 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.

140. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

141. EXEMPT ITEMS

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

142. MINUTES OF THE MEETING HELD ON 25 AUGUST 2016

RESOLVED: That the Minutes of the meeting held on 25 August 2016 be approved as a correct record and signed.

143. PRESENTATION OF PETITIONS

There were no petitions.

144. DEFERRED ITEM

14/504109 - ADVERTISEMENT CONSENT FOR THE INSTALLATION OF 2 NO. NON-ILLUMINATED METAL POLE MOUNTED SIGNS (RETROSPECTIVE APPLICATION) - HUNTON C OF E PRIMARY SCHOOL, BISHOPS LANE, HUNTON, KENT

The Development Manager advised Members that the Case Officer had experienced difficulty in engaging with the School due to the summer holidays. However, it was hoped to report the application back to the Committee within the next couple of cycles.

145. 15/503232 - PROPOSED CONVERSION OF FIVE GROUND FLOOR GARAGES INTO A SELF CONTAINED TWO BEDROOM DWELLING ALONG WITH EXTERNAL ALTERATIONS TO THE FRONT AND SIDE OF THE BUILDING - 21 EYHORNE STREET, HOLLINGBOURNE, KENT

All Members stated that they had been lobbied.

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

Mrs Lomax, an objector, Councillor Bennett of Hollingbourne Parish Council (against), Mr Barnes, for the applicant, and Councillor Garten (Visiting Member) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report with an additional condition and an additional informative as follows:

Additional Condition

Prior to first occupation of the dwelling hereby permitted details of bat boxes/tubes to be installed within the eaves of the building shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: In the interests of biodiversity enhancement.

Additional Informative

The applicant is reminded that building works and delivery of materials should be carried out in accordance with the submitted construction method statement.

Voting: 9 – For 2 – Against 1 – Abstention

146. 16/503786 - OUTLINE (NO MATTERS RESERVED) - PROVISION OF A NEW ACCESS DRIVEWAY TO BARMING WATER TOWER FROM DRIVEWAY OF NO.80 REDE WOOD ROAD COMPRISING DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A NEW DRIVE ACROSS REAR GARDEN OF NO.80; CONSTRUCTION OF NEW SINGLE GARAGE AT REAR; AND EXTENSION OF EXISTING DRIVEWAY TO WATER TOWER - BARMING WATER TOWER, NORTH POLE ROAD, BARMING, KENT

Councillor Munford stated that he had been lobbied.

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

Councillor Manser of Barming Parish Council (against), Mr Savell, the applicant, and Councillor Mrs Gooch (Visiting Member) addressed the meeting.

RESOLVED: That consideration of this application be deferred for one cycle to enable details to be provided in relation to:

- Landscaping to soften the impact of the acoustic fence;
- Access track surfacing materials (naturalistic approach);
- Closing up and landscaping of existing byway access;
- Preservation of ecological networks (gaps under fencing and hedgerow links); and
- Other potential enhancements to overcome harm to residential amenity.

Voting: 12 – For 0 – Against 0 – Abstentions

147. 16/505005 - PERMANENT STATIONING OF TWO ADDITIONAL MOBILE HOMES FOR THE APPLICANT'S DEPENDANTS - LITTLE BOARDEN, BOARDEN LANE, STAPLEHURST, KENT

Councillors Prendergast and Round stated that they had been lobbied.

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

Mr Bennett, an objector, Councillor Pyman of Headcorn Parish Council (against) and Mr Eastwood, the applicant, addressed the meeting.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, Members felt that the two additional units would be more prominent at the north-western end of the site and any supplementary landscaping would not mitigate the harm to the landscape and character of the countryside with the site being located in an unsustainable location removed from local facilities. This was contrary to policy ENV28 of the Maidstone Borough-Wide Local Plan 2000 and the National Planning Policy Framework.

RESOLVED: That permission be refused for the following reason:

The two additional units would be more prominent at the north-western end of the site and any supplementary landscaping would not mitigate the harm to the landscape and character of the countryside with the site being located in an unsustainable location removed from local facilities. This is contrary to policy ENV28 of the Maidstone Borough-Wide Local Plan 2000 and the National Planning Policy Framework.

Voting: 6 – For 4 – Against 2 – Abstentions

Councillors Cox and Harwood requested that their dissent be recorded.

Councillor Harwood left the meeting after consideration of this application (7.45 p.m.).

148. 15/509482 - EXTENSION TO EXISTING SITE TO FORM ADDITIONAL PLOT, COMPRISING OF THE SITING OF 1 STATIC MOBILE HOME AND 1 TOURING CARAVAN. RE-POSITIONING OF 1 STATIC MOBILE HOME AND ERECTION OF STORAGE/DAYROOM TO PLOT 1 (PART-RETROSPECTIVE) - QUARTER PADDOCKS, BLETCHENDEN ROAD, HEADCORN, KENT

Councillors Boughton, Prendergast and Round stated that they had been lobbied.

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

Councillor Pyman of Headcorn Parish Council (against) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report, as amended by the urgent update report, the additional condition set out in the urgent update report and an additional condition as follows:

Within 2 months from the date of this consent native species hedgerows shall be planted alongside the western and southern fence perimeters defining the plot hereby approved and planted abutting any post and rail fencing defining the adjoining paddocks. Any planting becoming dead, dying or diseased within 5 years shall be replaced with planting of the same species and size in the same location.

Reason: In the interests of amenity.

Voting: 10 – For 0 – Against 1 – Abstention

149. 15/503223 - PART RETROSPECTIVE - CHANGE OF USE AND REBUILDING OF FORMER CATTLE SHED TO PROVIDE TOURIST ACCOMMODATION AND CONSTRUCTION OF FLOOD DEFENCE BUND - BLETCHENDEN MANOR FARM, BLETCHENDEN ROAD, HEADCORN, 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.

Councillor Pyman of Headcorn Parish Council (against) and Mr Parr, for the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report as amended by the urgent update report.

Voting: 11 – For 0 – Against 0 – Abstentions

150. 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.

151. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

152. DURATION OF MEETING

6.00 p.m. to 8.45 p.m.