

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 10 JANUARY 2019

Present: Councillor English (Chairman) and
Councillors Adkinson, Bartlett, Boughton, Kimmance,
Munford, Parfitt-Reid, Perry, Round, Spooner, Vizzard
and Wilby

Also Councillor Powell
Present:

236. APOLOGIES FOR ABSENCE

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

237. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

238. NOTIFICATION OF VISITING MEMBERS

Councillor Powell attended the meeting as an observer.

239. ITEMS WITHDRAWN FROM THE AGENDA

18/503410 – DEMOLITION OF EXISTING GARAGE AND ERECTION OF A
FOUR BEDROOM FOUR STOREY ATTACHED HOUSE WITH INTERNAL
ALTERATIONS TO MAIN HOUSE – 130 UPPER FANT ROAD, MAIDSTONE,
KENT

The Development Manager sought the agreement of the Committee to the withdrawal of application 18/503410 from the agenda.

The Development Manager explained that, unfortunately, the correct procedures for notifying people with an interest in the application that it was to be considered at this meeting, and setting out the public speaking arrangements, had not been followed. Since objections had been received, it was considered appropriate that the application be withdrawn from the agenda and presented to the next meeting of the Committee.

The Development Manager further advised the Committee that it was considered that the other application on the agenda (18/505243 - Demolition of an existing garage and the erection of a new four bedroom dwelling – 99 Sutton Road, Maidstone, Kent) could be determined as no objections had been received and no one would be disadvantaged if it were to be dealt with at the meeting.

RESOLVED: That agreement be given to the withdrawal of application 18/503410 from the agenda.

240. URGENT ITEMS

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 application to be considered at the meeting. The costs decision in relation to appeal reference APP/U2235/W/18/3197693 (Lewis Court Cottage, Green Lane, Boughton Monchelsea, Maidstone, Kent) should also be taken as an urgent item as it had been inadvertently omitted as an Appendix to the report of the Head of Planning and Development regarding an appeal decision received since the last meeting of the Committee.

241. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

242. EXEMPT ITEMS

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

243. MINUTES OF THE MEETING HELD ON 13 DECEMBER 2018

RESOLVED: That the Minutes of the meeting held on 13 December 2018 be approved as a correct record and signed.

244. PRESENTATION OF PETITIONS

There were no petitions.

245. DEFERRED ITEM

18/503763/FULL - ERECTION OF TWO NEW DWELLINGS - LAND TO THE REAR OF 244 - 250 UPPER FANT ROAD, MAIDSTONE, KENT

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

246. 18/503410 - DEMOLITION OF EXISTING GARAGE AND ERECTION OF A FOUR BEDROOM FOUR STOREY ATTACHED HOUSE WITH INTERNAL ALTERATIONS TO MAIN HOUSE - 130 UPPER FANT ROAD, MAIDSTONE, KENT

See Minute 239 above.

247. 18/505243 - DEMOLITION OF AN EXISTING GARAGE AND THE ERECTION OF A NEW FOUR BEDROOM DWELLING - 99 SUTTON ROAD, MAIDSTONE, KENT

There were no disclosures of lobbying.

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

In presenting the report the Case Officer explained that the application was identical to the previous application permitted by the Committee other than the addition of a rear dormer. However, upon further inspection of the plans, there appeared to be a discrepancy between the proposed roof and the floor plans and the proposed elevation drawings with the roof plans indicating a dormer which would encompass the full width of the roof and the elevation drawings indicating a set in from the roof edge. If Members were minded to grant permission, delegated powers were requested to address this issue.

During the discussion, reference was made to the need to remind Planning Officers to attach, as appropriate, conditions relating to integral niches for wildlife to planning consents.

RESOLVED: That subject to the discrepancies relating to the rear dormer being resolved to ensure that it sits within the roof slope, the Head of Planning and Development be given delegated powers to grant permission subject to the conditions and informatives set out in the report with any additional/amended conditions that may be necessary as a consequence of the resolution of the discrepancies relating to the rear dormer.

Voting: 12 – For 0 – Against 0 – Abstentions

248. APPEAL DECISION

The Committee considered the report of the Head of Planning and Development setting out details of an appeal decision received since the last meeting.

The Development Manager advised Members that the appeal against refusal of application 16/508513 relating to the demolition of an existing lean to garage and the erection of 2 no. detached dwellings with parking and landscaping at Lewis Court Cottage, Green Lane, Boughton Monchelsea had been allowed. Although it was stated in the report that the application had been determined under delegated powers, it had, in fact, been refused by the Planning Committee contrary to the Officers' recommendation. A costs application had also been partially allowed, but limited to the costs incurred by the applicant in contesting that part of the Council's first reason for refusal which concerned alleged conflict with Policy SP17 of the Maidstone Borough Local Plan 2017. The Inspector considered that the Council had failed to produce evidence to fully substantiate the reason for refusal in respect to Policy SP17.

RESOLVED: That the report be noted.

249. DURATION OF MEETING

6.00 p.m. to 6.25 p.m.