

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 21 FEBRUARY 2019
ADJOURNED TO 28 FEBRUARY 2019

Present: **Councillor English (Chairman) and**
21 February **Councillors Adkinson, Bartlett, Brice, Chappell-Tay,**
2019 **Clark, Mrs Gooch, Harwood, Kimmance, Perry,**
 Round, Spooner and Vizzard

Also **Councillors Cuming, Garten and Mortimer**
Present:

267. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Boughton, Munford, Parfitt-Reid and Wilby.

268. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Chappell-Tay for Councillor Boughton
Councillor Clark for Councillor Wilby
Councillor Mrs Gooch for Councillor Munford

It was also noted that Councillor Brice would be substituting for Councillor Parfitt-Reid, but would be late in arriving at the meeting.

269. NOTIFICATION OF VISITING MEMBERS

Councillor Cuming indicated his wish to speak on the report of the Head of Planning and Development relating to application 18/506167/REM (Land at Barty Farm, Roundwell, Bearsted, Maidstone, Kent).

Councillor Garten indicated his wish to speak on the report of the Head of Planning and Development relating to application 18/504846/FULL (Saywell Farm Stables, Bedmonton, Wormshill, Kent).

Councillor Mortimer indicated his wish to speak on the report of the Head of Planning and Development relating to application 18/504636/OUT (466 Loose Road, Maidstone, Kent).

270. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

271. URGENT ITEMS

The Chairman stated 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.

272. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Clark disclosed an Other Significant Interest in the report of the Head of Planning and Development relating to application 18/505607/FULL (Iden Park Service Station, Cranbrook Road, Staplehurst, Kent). Councillor Clark stated that he had an interest in a similar business in the village.

Councillor Mrs Gooch said that she had been engaged in discussions at all levels (Borough, Parish, residents etc.) about application 18/506068/REM (Land South West of Hermitage Lane/Oakapple Lane, Barming, Maidstone, Kent) and had firm views on it. Councillor Mrs Gooch said that she would sit in the public gallery while the application was discussed, and would not participate in the discussion or the voting other than to address the Committee on behalf of the Parish Council and in her capacity as Ward Member.

Councillors Mrs Gooch and Perry disclosed Other Significant Interests in the report of the Head of Planning and Development relating to application 18/504490/FULL (Cobtree Manor Golf Course, Chatham Road, Sandling, Maidstone, Kent) by virtue of being members of the Cobtree Manor Estate Charity Committee.

Councillor Harwood said that he was a Member of Boxley Parish Council, but he had not participated in the Parish Council's discussions regarding application 18/506178/FULL (6, The Covert, Boxley, Chatham, Kent), and intended to speak and vote when it was considered.

Councillor Perry said that he was a Member of Staplehurst Parish Council, but he had not participated in the Parish Council's discussions relating to application 18/505607/FULL (Iden Park Service Station, Cranbrook Road, Staplehurst, Kent), and intended to speak and vote when it was considered.

Councillor Vizzard said that he was a Member of Barming Parish Council, but he had not participated in the Parish Council's discussions relating to application 18/506068/REM (Land South West of Hermitage Lane/Oakapple Lane, Barming, Maidstone, Kent), and intended to speak and vote when it was considered.

See Minutes 278 and 281 below.

273. EXEMPT ITEMS

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

274. MINUTES OF THE MEETING HELD ON 31 JANUARY 2019

RESOLVED: That the Minutes of the meeting held on 31 January 2019 be approved as a correct record and signed.

275. PRESENTATION OF PETITIONS

There were no petitions.

276. 18/506068/REM - APPROVAL OF RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO OUTLINE APPLICATION 13/2079 FOR THE ERECTION OF 80 DWELLINGS INCLUDING AFFORDABLE HOUSING, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS - LAND SOUTH WEST OF HERMITAGE LANE/OAKAPPLE LANE, BARMING, MAIDSTONE, KENT

All Members except Councillor Chappell-Tay stated that they had been lobbied.

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

Mr Ridout, an objector, Councillor Mrs Gooch, on behalf of Barming Parish Council and in her capacity as a Ward Member, and Mr Wilford, for the applicant, addressed the meeting.

Note: Having stated earlier that she had been engaged in discussions at all levels (Borough, Parish, residents etc.) about this application and had firm views on it, Councillor Mrs Gooch sat in the public gallery while it was discussed, and did not participate in the discussion or the voting other than to address the Committee on behalf of the Parish Council and in her capacity as Ward Member.

RESOLVED:

1. That subject to:
 - (a) Further negotiations to secure (i) a semi-natural hedgerow along the boundary with the cemetery; (ii) the incorporation of renewable energy generation measures, possibly in the form of solar PV panels, with priority given to installation on the affordable housing element of the development; and (iii) gaps beneath fences to allow the movement of wildlife; AND
 - (b) The conditions set out in the report with the addition of an informative advising the applicant that a delivery group should be established comprising local stakeholders including the

Barming and Heath Ward Members, representatives of Barming Parish Council and Councillor Harwood to discuss issues relating to the delivery of this development, including landscaping, and also the inter-relationship with the adjoining site that is likely to come forward in the near future,

the Head of Planning and Development be given delegated powers to grant permission and to add or amend any necessary conditions as a consequence of the negotiations referred to in paragraph 1(a) above and to finalise the wording of the additional informative.

2. That if the Head of Planning and Development is unable to secure the measures set out in paragraph 1(a) above, the application must be reported back to the Committee.

Voting: 9 – For 0 – Against 2 – Abstentions

Note: Councillor Brice entered the meeting after consideration of this application (6.55 p.m.).

277. 18/506167/REM - APPROVAL OF RESERVED MATTERS FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT OF 18/502860/OUT FOR THE ERECTION OF 100 RESIDENTIAL DWELLINGS AND ASSOCIATED WORKS INCLUDING INTERNAL ROAD NETWORK, ASSOCIATED HIGHWAY WORKS, LANDSCAPING, UTILITIES AND DRAINAGE INFRASTRUCTURE, CAR AND CYCLE PARKING AND WASTE STORAGE - LAND AT BARTY FARM, ROUNDWELL, BEARSTED, MAIDSTONE, KENT

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

Ms Allwood, for the applicant, Councillor Hughes of Bearsted Parish Council and Councillor Cuming (Visiting Member), addressed the meeting.

RESOLVED: That

1. Permission be granted subject to the conditions set out in the report with additional informatives (a) advising the applicant that the boundary treatments details to be submitted pursuant to condition 4 of the outline consent should include 1.8m high close-boarded fencing along the west boundary with Water Lane and gaps beneath fencing to allow the movement of wildlife and (b) encouraging the applicant to liaise with neighbouring properties to the south to investigate whether new boundary fencing can be provided between rear gardens and the application site.
2. The Head of Planning and Development be given delegated powers to finalise the wording of the additional informatives.

Voting: 12 – For 1 – Against 0 – Abstentions

278. 18/504490/FULL - DEMOLITION OF EXISTING CLUBHOUSE AND ERECTION OF NEW REPLACEMENT CLUBHOUSE INCORPORATING BAR, MEETING ROOMS, GYM AND EXERCISE STUDIO, LINKED 12 BAY DRIVING RANGE, SEPARATE GOLF BUGGY STORE, BIN STORE AND COVERED BIKE RACK. EXISTING CAR PARK AND ENTRANCE ROAD TO BE REALIGNED AND PROVIDE ADDITIONAL 47 PARKING SPACES. UPGRADE, RE-MODEL AND RE-CONTOUR THE EXISTING 18-HOLE GOLF COURSE. ACADEMY 9 HOLE COURSE; SHORT GAME ACTIVITY ZONE ALL ON PRACTICE GROUND OUTFIELD. LANDSCAPING AND BIODIVERSITY ENHANCEMENT THROUGH EXTENSIVE PLANTING AND THE CONNECTIVITY OF HABITATS - COBTREE MANOR GOLF COURSE, CHATHAM ROAD, SANDLING, MAIDSTONE, KENT

Having disclosed Other Significant Interests, Councillors Mrs Gooch and Perry left the meeting when this application was discussed.

Councillor Harwood said that he was a Member of Boxley Parish Council, but he had not participated in the Parish Council's discussions on this application, and intended to speak and vote when it was considered.

Councillor Round stated that he had been lobbied.

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

In presenting the report, the Planning Officer advised the Committee that a representation had been submitted by Councillor Harwood suggesting an informative drawing the applicant's attention to the unsuitability of Scots Pine and advising that the landscape proposals should be in accordance with the Council's landscape character guidance.

Mr Eadey addressed the meeting on behalf of the applicant.

RESOLVED: That

1. Permission be granted subject to the conditions and informatives set out in the report, as amended by the urgent update report, and the additional conditions set out in the urgent update report, with additional informatives (a) advising the applicant to ensure that the tree and shrub planting schedule conforms with the Council's landscape character guidance; (b) recommending to the applicant that no planting should be introduced to the new water features and that they be allowed to develop naturally; and (c) advising the applicant that sward maintenance should seek to optimise biodiversity.
2. The Head of Planning and Development be given delegated powers to finalise the wording of the additional informatives.

Voting: 11 – For 0 – Against 0 – Abstentions

279. 18/504636/OUT - OUTLINE PLANNING PERMISSION WITH ACCESS MATTERS SOUGHT FOR THE DEMOLITION OF 466 LOOSE ROAD AND THE

ERECTION OF SIX RESIDENTIAL DWELLINGS (ONE DETACHED TWO STOREY DWELLING FRONTING LOOSE ROAD AND FIVE BUNGALOWS WITHIN THE REAR). MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE ARE RESERVED FOR FUTURE CONSIDERATIONS - 466 LOOSE ROAD, MAIDSTONE, KENT

All Members stated that they had been lobbied.

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

Mr Griffiths, an objector, Mrs Day of the North Loose Residents' Association, Mr Hawkins, for the applicant, and Councillor Mortimer (Visiting Member) 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 by virtue of the number of units proposed and with limited scope for structural landscaping, the proposal would result in a cramped form of development which would have an unacceptable impact on the character and appearance of the area contrary to policy DM11 of the Maidstone Borough Local Plan 2017, policy HD1 of the North Loose Neighbourhood Development Plan (2016) and the Loose Road Character Area Assessment Supplementary Planning Document (2008).

RESOLVED: That permission be refused for the following reason:

By virtue of the number of units proposed and with limited scope for structural landscaping, the proposal would result in a cramped form of development which would have an unacceptable impact on the character and appearance of the area contrary to policy DM11 of the Maidstone Borough Local Plan 2017, policy HD1 of the North Loose Neighbourhood Development Plan (2016) and the Loose Road Character Area Assessment Supplementary Planning Document (2008).

Voting: 12 – For 0 – Against 1 - Abstention

Arising from the Committee's consideration of this application, the Chairman said that he would liaise with the Vice-Chairman regarding the inclusion of an item on the agenda for a future meeting of the Strategic Planning, Sustainability and Transportation Committee regarding the need to address the growing demand for homes suitable for people over 55 years and the additional care needs of people generally.

280. 18/504846/FULL - INSTALLATION OF EIGHT FLOODLIGHTS AROUND THE SAND SCHOOL AT A HEIGHT OF 6 METRES - SAYWELL FARM STABLES, BEDMONTON, WORMSHILL, KENT

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

In presenting the report, the Development Manager advised the Committee that the applicant had agreed to change the description of the application to read "Installation of eight floodlights around the sand school at a height of 6 metres." The Development Manager said that this would be a standalone application, and he did not believe that any injustice would be caused to local residents as a result of the amended description.

Ms Outram, for the applicant, and Councillor Garten (Visiting Member) addressed the meeting.

RESOLVED: That

1. Permission be granted subject to the conditions and informative set out in the report with the amendment of condition 4 (Landscaping) to specify the need for an element of evergreen planting such as Holly on the earth bund.
2. 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: 11 – For 1 – Against 1 - Abstention

281. 18/505607/FULL - DEMOLITION OF EXISTING BUILDINGS AND RECONFIGURATION/REDEVELOPMENT OF IDEN PARK SERVICE STATION INCORPORATING THE CONSTRUCTION OF A REPLACEMENT CAR SHOWROOM/MOT BUILDING (230 M2) AND A REPLACEMENT FORECOURT SHOP/SALES BUILDING (207 M2) ASSOCIATED WITH THE EXISTING PETROL FILLING STATION - IDEN PARK SERVICE STATION, CRANBROOK ROAD, STAPLEHURST, KENT

Having disclosed an Other Significant Interest in this application, Councillor Clark left the meeting when it was discussed.

Councillor Brice said that since she had pre-determined this application, she would not participate in the discussion or the voting other than to address the Committee in her capacity as a Ward Member.

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

Mr Harper, for the applicant, and Councillor Brice, in her capacity as Ward Member, addressed the meeting.

RESOLVED: That subject to:

- (a) Further discussions with the applicant to secure planting along the site frontage to soften the impact of the new buildings; and
- (b) The conditions and informatives set out in the report, as amended by the urgent update report, with an additional condition requiring that

the new buildings be constructed to a BREEAM standard of very good,

the Head of Planning and Development be given delegated powers to grant permission and to add or amend any necessary conditions as a consequence of the discussions referred to in paragraph (a) above and to finalise the wording of the additional condition.

Voting: 9 – For 2 – Against 0 - Abstentions

282. 18/506065/FULL - CONVERSION AND ERECTION OF A SIDE EXTENSION INCLUDING RAISING THE ROOF HEIGHT OF EXISTING BUILDING TO CREATE A DETACHED DWELLING WITH ASSOCIATED GARDEN AND PARKING - FORMER PUMPING STATION, CORNER OF DEAN STREET AND WORKHOUSE LANE, EAST FARLEIGH, KENT

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

The Development Manager advised the Committee that he wished to add policy SP21 of the Maidstone Borough Local Plan 2017 to the proposed reasons for refusal.

Councillor Charlton of East Farleigh Parish Council and Mr Hughes, for the applicant, addressed the meeting.

RESOLVED: That permission be refused for the reasons and informative set out in the report with the inclusion of reference to policy SP21 of the Maidstone Borough Local Plan 2017 in the reasons for refusal.

Voting: 9 – For 4 – Against 0 – Abstentions

283. ADJOURNMENT OF MEETING

At 10.00 p.m., following consideration of the report of the Head of Planning and Development relating to application 18/506065/FULL (Former Pumping Station, Corner of Dean Street and Workhouse Lane, East Farleigh, Kent), the Committee:

RESOLVED: That the meeting be adjourned until 6.00 p.m. on Thursday 28 February 2019 when the remaining items on the agenda will be discussed.

284. DURATION OF MEETING

6.00 p.m. to 10.00 p.m.