

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

28 NOVEMBER 2019

REPORT OF THE HEAD OF PLANNING AND DEVELOPMENT

DEFERRED ITEMS

The following applications stand deferred from previous meetings of the Planning Committee. The Head of Planning and Development will report orally at the meeting on the latest situation.

APPLICATION	DATE DEFERRED
<p><u>19/500200/FULL - RETROSPECTIVE APPLICATION FOR A CHANGE OF USE OF LAND TO BE USED AS A GYPSY/TRAVELLER CARAVAN SITE CONSISTING OF ONE PITCH - LITTLE PADDOCKS, STILEBRIDGE LANE, LINTON, KENT</u></p> <p>Deferred for further negotiations with the applicant to secure a revised site layout/landscaping plan showing parking/hardcore to the entrance of the site and extending inwards with an amenity area towards the rear part of the site which would be suitable for the needs of existing/future occupants.</p>	25 July 2019
<p><u>19/501600/OUT - OUTLINE APPLICATION FOR UP TO 440 RESIDENTIAL DWELLINGS, WITH ASSOCIATED ACCESS, INFRASTRUCTURE, DRAINAGE, LANDSCAPING AND OPEN SPACE (ACCESS BEING SOUGHT WITH ALL OTHER MATTERS RESERVED FOR FUTURE CONSIDERATION) - LAND WEST OF CHURCH ROAD, OTHAM, KENT</u></p> <p>Deferred for further discussions to:</p> <ul style="list-style-type: none">• Seek to remove the proposed car park for the Church from the scheme;• Seek to (a) amend the Parameter Plan to provide a greater amount of wooded open space at the southern end of the site to protect the Ancient Woodland and create a sustainable open space and (b) to amend conditions 4 and 7 to require woodland planting to restore and protect the Ancient Woodland and enhance the landscaping around the Church;• Seek to resolve the outstanding issues relating to	24 October 2019

<p>improvements to the Willington Street/Deringwood Drive junction;</p> <ul style="list-style-type: none"> • Give further consideration to the impact of the development on the Spot Lane junction and possible mitigation; • Investigate the potential widening of Church Road to the south of the site where this would not involve the loss of Ancient Woodland; • Seek to optimise the amount of renewable energy generated on site (to avoid use of fossil fuel heating); and • Seek further clarification of the surface water drainage scheme and how it can be satisfactorily accommodated within the development layout. 	
<p><u>19/504225/FULL - ERECTION OF A REPLACEMENT BARN (REVISED SCHEME TO 19/502397/FULL) - LAND TO THE SOUTH OF THE GABLES, MARDEN ROAD, STAPLEHURST, KENT</u></p> <p>Deferred to:</p> <ul style="list-style-type: none"> • Seek further evidence to justify the need for the replacement barn; and • Seek to negotiate (a) a landscaping scheme, including tree planting, to screen the replacement structure particularly in terms of views from the east and (b) the attachment of bird or bat boxes to the replacement structure. 	<p>24 October 2019</p>