

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE REMOTE MEETING HELD ON
22 OCTOBER 2020

Present: Councillor English (Chairman) and
Councillors Adkinson, Brindle, Chappell-Tay, Eves,
Harwood, Kimmance, Munford, Parfitt-Reid, Powell,
Spooner, Vizzard and Wilby

Also Present: Councillors Mrs Gooch, Harper and
Purle

380. APOLOGIES FOR ABSENCE

There were no apologies for absence.

381. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

382. NOTIFICATION OF VISITING MEMBERS

Councillors Mrs Gooch, Harper and Purle had given notice of their wish to speak on the report of the Head of Planning and Development relating to application 20/501773/FULL (Land Off Oakapple Lane, Barming, Maidstone, Kent), and were present at the meeting.

383. ITEMS WITHDRAWN FROM THE AGENDA

20/502004/FULL - RETROSPECTIVE APPLICATION FOR CREATION OF DECKED AREA (RESUBMISSION OF 18/505575/FULL) - WEBBE COTTAGE, THE STREET, DETLING, MAIDSTONE, KENT

It was noted that this application had been withdrawn by the applicant.

384. URGENT ITEMS

The Chairman said that, in his opinion, the update reports of the Head of Planning and Development and the updates to be included in the Officer presentations should be taken as urgent items as they contained further information relating to applications to be considered at the meeting. The appointment of Independent Maidstone Political Group Spokesperson should also be taken as an urgent item in view of the length of time until the next meeting of the Committee.

385. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers at this stage.

See Minute 392 below.

386. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

Item 14.	20/501773/FULL - Land Off Oakapple Lane, Barming, Maidstone, Kent	Councillors Adkinson, Brindle, Chappell-Tay, English, Eves, Harwood, Kimmance, Munford, Parfitt-Reid, Powell, Spooner, Vizzard and Wilby
Item 15.	20/501428/FULL - The Site Of Previous Maple Leaf Garage, Ashford Road, Hollingbourne, Maidstone, Kent	Councillors Brindle, Chappell-Tay, English, Eves, Kimmance, Munford, Parfitt-Reid, Powell, Spooner, Vizzard and Wilby
Item 16.	20/501240/FULL - Gibbs Hill Farm, Grigg Lane, Headcorn, Kent	Councillors Adkinson, Brindle, Chappell-Tay, English, Eves, Kimmance, Munford, Parfitt-Reid, Powell, Spooner, Vizzard and Wilby
Item 17.	20/502916/FULL - Chegworth Mill Farm, Chegworth Road, Harrietsham, Maidstone, Kent	Councillors Brindle, Chappell-Tay, English, Eves, Kimmance, Munford, Parfitt-Reid, Powell, Spooner, Vizzard and Wilby
Item 18.	(A) 20/503259/SUB & (B) 20/504316/SUB - Land South Of Forstal Lane, Coxheath, Kent	Councillors Chappell-Tay, English, Eves, Kimmance, Munford, Powell, Vizzard and Wilby
Item 19.	20/503109/FULL - Land To West Of 70 Church Street, Boughton Monchelsea, Maidstone, Kent	Councillors Adkinson, Brindle, Chappell-Tay, English, Eves, Kimmance, Munford, Parfitt-Reid, Powell, Spooner, Vizzard and Wilby
Item 20.	20/502748/FULL - Petsfield, Eastwood Road, Grafty Green, Maidstone, Kent	Councillors Adkinson, Brindle, Chappell-Tay, English, Eves, Harwood, Kimmance, Munford, Parfitt-Reid, Powell, Spooner, Vizzard and Wilby
Item 21.	20/503801/FULL - 10 Thomas Rider Way, Boughton Monchelsea, Maidstone, Kent	Councillors Chappell-Tay, English, Eves, Kimmance, Munford, Powell, Spooner, Vizzard and Wilby
Item 22.	20/502004/FULL - Webbe Cottage, The Street, Detling, Maidstone, Kent	Councillors Brindle, Chappell-Tay, English, Eves, Kimmance, Munford, Parfitt-Reid, Powell, Spooner, Vizzard and Wilby
Item 23.	20/503105/FULL - 13 Blythe Road, Maidstone, Kent	Councillors Adkinson, Brindle, Harwood, Kimmance, Parfitt-Reid, and Vizzard

387. EXEMPT ITEMS

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

388. MINUTES OF THE MEETING HELD ON 24 SEPTEMBER 2020 ADJOURNED TO 1 OCTOBER 2020

RESOLVED: That the Minutes of the meeting held on 24 September 2020 adjourned to 1 October 2020 be approved as a correct record and signed.

389. APPOINTMENT OF CONSERVATIVE AND INDEPENDENT MAIDSTONE POLITICAL GROUP SPOKESPERSONS

RESOLVED: That the following Members be appointed as Spokespersons for their respective Political Groups for the remainder of the Municipal Year:

Councillor Parfitt-Reid Conservative
Councillor Powell Independent Maidstone

390. PRESENTATION OF PETITIONS

There were no petitions.

391. DEFERRED ITEMS

19/505816/SUB - SUBMISSION OF DETAILS PURSUANT TO CONDITION 5 (MATERIALS), CONDITION 7 (WOODLAND MANAGEMENT PLAN), CONDITION 8 (PROPOSED BOUNDARY TREATMENT), CONDITION 10 (ECOLOGY), CONDITION 11 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN : BIODIVERSITY) AND CONDITION 17 (BIRD BOXES) IN RELATION TO PLANNING APPLICATION 15/503359/OUT AND APPEAL REFERENCE APP/U2235/W/15/3132364 (FOR RESIDENTIAL DEVELOPMENT (APPROX 89 DWELLINGS) PLUS OPEN SPACE, BIOMASS PLANT AND ACCESS ROAD (PLUS EMERGENCY ACCESS) - LORDSWOOD URBAN EXTENSION, GLEAMING WOOD DRIVE, LORDSWOOD, KENT

20/502277/FULL - SITING OF 1 NO. MOBILE HOME, CREATION OF 2 NO. PARKING SPACES AND RELOCATION OF FENCE - GREENACRE, CHURCH HILL, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

20/502133/FULL - SITING OF 1 NO. ADDITIONAL MOBILE HOME AND 1 NO. ADDITIONAL TOURER (RETROSPECTIVE) - OAKLANDS, LENHAM ROAD, HEADCORN, KENT

20/502770/FULL - ERECTION OF SINGLE STOREY SIDE EXTENSION, PART SINGLE STOREY PART TWO STOREY REAR EXTENSION, NEW UPPER FLOOR, TOGETHER WITH EXTERNAL ALTERATIONS AND CHANGE OF USE OF COMMERCIAL TO RESIDENTIAL TO FORM 10 NO. RESIDENTIAL UNITS - HOLMAN HOUSE, STATION ROAD, STAPLEHURST, TONBRIDGE, KENT

The Development Manager advised Members that he had nothing further to report in respect of these applications at present other than the Officers hoped to be in a position to report application 20/502770/FULL (Holman House, Station Road, Staplehurst, Tonbridge, Kent) back to the next meeting of the Committee.

392. 20/501773/FULL - ERECTION OF 187 DWELLINGS, TOGETHER WITH ASSOCIATED WORKS FOR ACCESS, PARKING, INFRASTRUCTURE, OPEN SPACE, EARTHWORKS, SURFACE WATER DRAINAGE SYSTEMS AND LANDSCAPING - LAND OFF OAKAPPLE LANE, BARMING, MAIDSTONE, KENT

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

In presenting the application, the Principal Planning Officer advised the Committee that since the agenda for the meeting was published, representations had been received from local residents, the Maidstone Cycle Forum and the NHS Trust, but they did not raise any new material issues.

Mr Jones, an objector, addressed the Committee by video link on behalf of the Give Peas a Chance Group.

Councillor Mrs Gooch (Ward Member) read out a statement on behalf of Councillor Manser of Barming Parish Council.

The Chairman read out a statement on behalf of Mrs Wilford, agent for the applicant.

Councillors Mrs Gooch, Harper and Purle (Visiting Members) addressed the meeting.

Councillor Vizzard said that he was a Member of Barming Parish Council but he had not taken part in the Parish Council's discussions on this application and intended to speak and vote when it was considered.

RESOLVED: That consideration of this application be deferred to enable the Officers to investigate:

- Increased open space to meet policies OS1(1) and H1(4) to provide the required amount of natural/semi-natural open space (1.5ha) together with usable space (on-site) for future occupants (but not a play area) which may result in a reduction in the number of houses.
- Increased landscaping in front of the houses on Street 2 and changes to the layout along the south boundary to provide more space to the properties on Broomshaw Road and Redewood Road.
- Increased EV charging points or electric charging ready (if not actual EV charging points) on properties and the provision of renewable energy for apartments and/or affordable housing.

- Integration of dedicated shared walking and cycle routes from southwest to northeast and northwest to southeast across the site.
- Provision of more biodiversity enhancements (integral habitat niches for wildlife, wildlife friendly drainage, removal of non-native planting/increased native planting with non-native Spanish chestnut to be replaced with beech, wild cherry or large-leaved lime).
- Whether all reptiles have been moved to Mote Park and if not look at the feasibility of using other suitable locations nearer to the site.
- Whether S106 contributions can be made to Fountain Lane junction or whether a separate motion for CIL monies to be allocated to this junction is appropriate.
- The source of heating and an informative to use electric heating not gas.

Voting: 13 – For 0 – Against 0 – Abstentions

393. 20/501240/FULL - CREATION OF 17 NO. TWO, THREE, FOUR AND FIVE BEDROOM DWELLINGS WITH ASSOCIATED ROADS, CAR PARKING AND LANDSCAPING - GIBBS HILL FARM, GRIGG LANE, HEADCORN, KENT

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

RESOLVED: That subject to

A. The prior completion of a legal agreement in such terms as the Head of Legal Partnership may advise to provide for the Heads of Terms set out in the report; and

B. The conditions and informatives set out in the report with:

The amendment/addition of conditions to require Solar PV panels on the affordable units and wildlife friendly gullies and gaps under fencing;

The amendment of condition 5 (Landscaping Scheme) to specify that the landscaping scheme shall exclude the planting of Sycamore trees;

The deletion of the word "small" from condition 5 (Landscaping Scheme); and

An additional informative regarding the possibility of a wheelchair friendly access to the village centre (ongoing discussions with the Parish Council regarding a crossing),

the Head of Planning and Development be given delegated powers to grant permission and to be able to settle or amend any necessary Heads

of Terms in line with the matters set out in the recommendation and as resolved by the Planning Committee and to finalise the wording of the amended/additional conditions and the additional informative.

Voting: 13 – For 0 – Against 0 – Abstentions.

394. 20/502748/FULL - PART RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE FROM GRAZING TO RESIDENTIAL FOR GYPSY FAMILY AND STATIONING OF 3 NO. MOBILE HOMES WITH ASSOCIATED PARKING AND THE INSTALLATION OF 2 NEW CESSPOOLS - PETSFIELD, EASTWOOD ROAD, GRAFTY GREEN, MAIDSTONE, KENT

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

In presenting the application, the Development Manager advised the Committee that since the publication of the agenda an additional representation had been received raising similar matters to those contained in the objections summarised in the report.

The Chairman read out statements on behalf of Mr Cutbill, an objector, Councillor Galton of Boughton Malherbe Parish Council and Councillor Kenward of Ulcombe Parish Council.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report with an additional condition specifying a sequential approach to the submission and implementation of a Site Development Scheme relating principally to landscaping and requiring the infilling of gaps to the hedges/trees along the eastern boundary. The planting scheme shall comprise native species with protection measures to ensure that any trees/plants are not eaten by horses.
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional condition and to amend any other conditions as a consequence.

Voting: 10 – For 1 – Against 1 – Abstention

Note:

Councillor Powell was not present due to connectivity issues.

Councillor Parfitt-Reid abstained from the voting as she had missed some of the debate due to connectivity issues.

395. 20/503801/FULL - REPLACEMENT AND RAISING OF ROOF HEIGHT TO CREATE A LOFT CONVERSION, INCLUDING FRONT AND REAR DORMERS AND ERECTION OF A SINGLE STOREY REAR EXTENSION. CREATION OF AN ADDITIONAL TWO PARKING BAYS TO THE FRONT - 10 THOMAS RIDER WAY, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

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

It was noted that the Parish Council had withdrawn its request for the application to be determined by the Committee.

RESOLVED: That permission be granted subject to the conditions set out in the report.

Voting: 12 – For 0 – Against 0 – Abstentions

Note: Councillor Powell was not present for this item due to connectivity issues.

396. 20/503109/FULL - ERECTION OF 24 NO. NEW C2 EXTRA CARE RETIREMENT HOMES, CLUB HOUSE, BIN STORES AND LANDSCAPE SCHEME WITH ASSOCIATED WORKS INCLUDING ROADWAYS, PARKING, CYCLES STORES, GAZEBO AND MAINTENANCE STORE - LAND TO WEST OF 70 CHURCH STREET, BOUGHTON MONCHELSEA, MAIDSTONE, KENT

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

In presenting the application, the Principal Planning Officer advised the Committee that the developer had submitted an alternative layout showing the clubhouse more centrally located within the site. The developer still believed the original location to be preferable, but both options remained on the table for consideration.

The representative of the Head of Legal Partnership read out statements on behalf of Boughton Monchelsea Parish Council and Mr Chapman, for the applicant.

RESOLVED: That subject to:

- A. The prior completion of a legal agreement in such terms as the Head of Legal Partnership may advise to secure the Heads of Terms set out in the report with (a) the amendment of the second Heads of Terms to specify that the off-site open space contribution shall be spent at Salts Farm or other natural/semi-natural areas of accessible public open space within 3 km (rather than 1 km) of the development and (b) the amendment of the fourth Heads of Terms to specify that occupation of the units shall be by persons of 55 years of age and over; AND
- B. The conditions and informatives set out in the report with:
 - (a) An additional condition requiring the submission of a construction management plan; and
 - (b) The amendment of condition 12 (Landscaping Scheme) to specify that the landscaping scheme shall exclude the planting of Sycamore trees,

the Head of Planning and Development be given delegated powers to grant permission on the basis of the alternative location for the clubhouse and to be able to settle or amend any necessary Heads of Terms in line with the matters set out in the recommendation and as resolved by the Planning Committee and to finalise the wording of all amended and additional conditions as appropriate.

Voting: 10 – For 0 – Against 1 – Abstention

Note:

Councillor Harwood left the meeting during consideration of this application (8.25 p.m.).

Councillor Powell was not present due to connectivity issues.

Councillor Kimmance abstained from the voting as he had missed some of the debate due to connectivity issues.

397. 20/502916/FULL - SECTION 73A APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION FOR USE OF LAND AS A GLAMPING SITE, COMPRISING 3 NO. SEASONAL TENTS WITH ASSOCIATED SHOWER FACILITIES AND PARKING - CHEGWORTH MILL FARM, CHEGWORTH ROAD, HARRIETSHAM, KENT

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

The Chairman read out statements on behalf of Councillor Titchener of Ulcombe Parish Council and Mr Harley, agent for the applicant.

RESOLVED:

1. That permission be granted subject to the conditions and informative set out in the report with:

The amendment of condition 3 (Biodiversity Enhancements) to require the provision of educational information packs for guests;

The amendment of condition 5 (Tree/Hedgerow Protection Measures) to stipulate that non-plastic guards should be used for trees and hedgerows;

The amendment of condition 8 (Site Management Plan) to require the submission of details of a lighting scheme and to specify that there should be no artificial lighting within the site other than discreet lighting above the amenity blocks;

The amendment of condition 9 (Music Noise) to require that no amplified, live, streamed or recorded music shall be played between

the hours of 8.00 p.m. to 8.00 a.m. due to the sensitive location of the site; and

The further amendment of condition 8 (Site Management Plan) to ensure that the requirements in relation to artificial lighting and music noise are included in the management plan and also in the guidance to be provided to guests.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the amended conditions and to amend any other conditions as a consequence.

Voting: 10 – For 0 – Against 1 – Abstention

Note: Councillor Powell was not present due to connectivity issues.

398. (A) 20/503259/SUB & (B) 20/504316/SUB - LAND SOUTH OF FORSTAL LANE, COXHEATH, KENT

(A) 20/503259/SUB - SUBMISSION OF ALTERNATIVE EAVES DETAILS PURSUANT TO CONDITION 3 OF APPLICATION 18/505417/REM (PART REVISION OF 19/502295/SUB)

(B) 20/504316/SUB - SUBMISSION OF DETAILS PURSUANT TO CONDITION 16 (PART 4) (CONTAMINATION CLOSURE REPORT) IN RELATION TO PLANNING PERMISSION 17/502072/OUT

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

Application 20/503259/SUB

RESOLVED: That the submitted details be approved.

Voting: 11 – For 0 – Against 0 – Abstentions

Application 20/504316/SUB

RESOLVED: That the submitted details be approved.

Voting: 11 – For 0 – Against 0 – Abstentions

Note: Councillor Parfitt-Reid left the meeting after consideration of this application and Councillor Powell re-joined the meeting (9.11 p.m.).

399. 20/503105/FULL - ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, INCLUDING LOFT CONVERSION - 13 BLYTHE ROAD, MAIDSTONE, KENT

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

The Chairman read out a statement on behalf of Mrs Durling, an objector.

In the absence of a representative of a residents' association/amenity group, the Chairman read out a statement on behalf of Mr Marriott who also objected to the application.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, Members considered that the proposed extensions, with particular reference to the single storey rear extension, by reason of its height, depth and proximity to the boundary would have an unneighbourly impact on the residential amenity of the adjoining occupiers of number 15 Blythe Road due to the extension appearing overbearing, unduly prominent and resulting in a loss of outlook to the rear facing principal room contrary to policies DM1 and DM9 of the Maidstone Borough Local Plan 2017 and the Residential Extensions Supplementary Planning Document.

RESOLVED: That permission be refused for the following reason:

The proposed extensions, with particular reference to the single storey rear extension, by reason of its height, depth and proximity to the boundary would have an unneighbourly impact on the residential amenity of the adjoining occupiers of number 15 Blythe Road due to the extension appearing overbearing, unduly prominent and resulting in a loss of outlook to the rear facing principal room contrary to policies DM1 and DM9 of the Maidstone Borough Local Plan 2017 and the Residential Extensions Supplementary Planning Document.

Voting: 11 – For 0 – Against 0 – Abstentions

400. 20/501428/FULL - ERECTION OF 2 NO. TWO STOREY OFFICE BUILDINGS WITH ASSOCIATED CAR PARK, LANDSCAPING AND FENCING - THE SITE OF PREVIOUS MAPLE LEAF GARAGE, ASHFORD ROAD, HOLLINGBOURNE, KENT

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

In presenting the application, the Major Projects Manager advised the Committee that:

- Following publication of the agenda, the applicant had provided the information that would have been required by condition 11 which was an increase in the number of disabled and electric vehicle charging bays, the provision of motor cycle bays and shelters for the cycle parking. Condition 11 was, therefore, no longer required and condition 1 would be amended to refer to the updated drawing number. KCC Highways was satisfied with the entrance design and had asked for clarification on sight lines. It was recommended that a new condition 11 be added requiring approval of an access safety

audit and sight lines prior to any of the buildings exceeding damp proof course level.

- KCC had now agreed that the layby fronting the site can be removed and replaced with meadow planting along the verge as proposed by the applicant. This would be secured under a S278 agreement.

The Chairman read out a statement on behalf of Councillor O'Meara of Hollingbourne Parish Council.

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report, as amended by the urgent update report and by the Major Projects Manager at the meeting, with the proviso that delegated powers be given to the Head of Planning and Development to investigate further the management of the verge with a view to an agreement being reached between KCC and the applicant and this being incorporated into the ecological strategy to be approved by the Local Planning Authority.
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the amended conditions arising from the presentation of the application and the discussions regarding the management of the verge, and to amend any other conditions as a consequence.

Voting: 11 – For 0 – Against 0 – Abstentions

401. 20/502004/FULL - RETROSPECTIVE APPLICATION FOR CREATION OF DECKED AREA (RESUBMISSION OF 18/505575/FULL) - WEBBE COTTAGE, THE STREET, DETLING, MAIDSTONE, KENT

See Minute 383 above.

402. APPEAL DECISIONS

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

Members thanked the Officers for their ongoing success at appeal.

RESOLVED: That the report be noted.

403. DURATION OF MEETING

6.00 p.m. to 9.50 p.m.