

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 27 MAY 2021 **ADJOURNED TO 3 JUNE 2021**

Present: Councillor Spooner (Chairman) and
27 May Councillors Brindle, Coates, Cox, English, Eves,
2021 Harwood, Holmes, Kimmance, Munford, Parfitt-Reid,
Perry and Young

Also Councillors Forecast, Harper, Hinder, Mrs Robertson
Present: and T Sams

1. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

2. **NOTIFICATION OF SUBSTITUTE MEMBERS**

There were no Substitute Members.

3. **ELECTION OF CHAIRMAN**

RESOLVED: That Councillor Spooner be elected as Chairman of the Committee for the Municipal Year 2021/22.

4. **ELECTION OF VICE-CHAIRMAN**

RESOLVED: That Councillor Perry be elected as Vice-Chairman of the Committee for the Municipal Year 2021/22.

5. **COUNCILLOR CLIVE ENGLISH**

RESOLVED: That Councillor Clive English be thanked for his services as Chairman of the Committee over the last four years.

6. **NOTIFICATION OF VISITING MEMBERS**

Councillors Forecast and Mrs Robertson had given notice of their wish to speak on the report of the Head of Planning and Development relating to application 19/500769/EIOUT (Land South West of London Road and West of Castor Park, Beaver Road, Allington, Maidstone, Kent), and attended the meeting remotely.

Councillor Harper had given notice of his wish to speak on the report of the Head of Planning and Development relating to application 21/500927/FULL (80 Oakwood Road, Maidstone, Kent), and attended the meeting in person.

Councillor Hinder had given notice of his wish to speak on the report of the Head of Planning and Development relating to application 20/506127/FULL (10 Tollgate Way, Sandling, Maidstone, Kent), and attended the meeting remotely.

Councillor T Sams had given notice of his wish to speak on the report of the Head of Planning and Development relating to application 21/500564/FULL (Runham Farm, Runham Lane, Harrietsham, Kent), and attended the meeting remotely.

7. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

8. 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 the applications to be considered at the meeting.

9. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Brindle said that, since she was a Member of Boxley Parish Council which had made representations on application 20/506127/FULL (10 Tollgate Way, Sandling, Maidstone, Kent), she would not participate in the discussion or the voting when the application was considered.

10. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

Item 15.	Deferred Items	Councillor Young
Item 16.	19/500769/EIOUT - Land South West of London Road and West of Castor Park, Beaver Road, Allington, Maidstone, Kent	Councillors Brindle, English, Eves, Harwood, Holmes, Kimmance, Parfitt-Reid, Perry and Young
Item 17.	20/505745/LBC - Bicknor Farm, Sutton Road, Langley, Maidstone, Kent	Councillor Brindle
Item 18.	20/505350/FULL - Warmlake Nursery, Maidstone Road, Sutton Valence, Maidstone, Kent	Councillors Brindle, Eves, Harwood and Parfitt-Reid
Item 19.	21/501467/FULL - The Trinity Foyer, 20 Church Street, Maidstone, Kent	Councillor English

Item 20.	20/506127/FULL - 10 Tollgate Way, Sandling, Maidstone, Kent	Councillor Eves and Young
Item 21.	20/505808/FULL - Land Adjacent 2 School Lane, Maidstone, Kent	Councillor Harwood
Item 22.	21/500564/FULL - Runham Farm, Runham Lane, Harrietsham, Maidstone, Kent	None
Item 23.	21/500927/FULL - 80 Oakwood Road, Maidstone, Kent	Councillors Brindle, Coates, Cox, English, Eves, Harwood, Holmes, Kimmance, Munford, Parfitt-Reid, Perry, Spooner and Young
Item 24.	5009/2020/TPO - Uptons Farmhouse, Lees Road, Laddingford, Kent	Councillors Brindle and Young

11. EXEMPT ITEMS

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

12. MINUTES OF THE MEETING HELD ON 22 APRIL 2021 ADJOURNED TO 26 APRIL 2021

RESOLVED: That the Minutes of the meeting held on 22 April 2021 adjourned to 26 April 2021 be approved as a correct record and signed.

13. APPOINTMENT OF POLITICAL GROUP SPOKESPERSONS

Members discussed the role of the Political Group Spokespersons in the work of the Committee.

RESOLVED: That the following Members be appointed as Spokespersons for their respective Political Groups for the Municipal Year 2021/22 with the proviso that if there are reservations about the need for the appointments, then these be looked at in due course:

Councillor Brindle	Conservative
Councillor Coates	Labour
Councillor Harwood	Liberal Democrat
Councillor Munford	Independent

14. PRESENTATION OF PETITIONS

There were no petitions.

15. DEFERRED ITEMS

20/504386/FULL - CHANGE OF USE OF THE LAND FOR THE SITING OF 3 NO. STATIC CARAVANS AND 3 NO. TOURING CARAVANS FOR GYPSY/TRAVELLER OCCUPATION (REVISED SCHEME TO 18/506342/FULL) - THE ORCHARD PLACE, BENOVER ROAD, YALDING, KENT

20/505710/FULL - ERECTION OF 1 NO. FOUR BEDROOM CHALET BUNGALOW WITH INTEGRAL GARAGE AND ASSOCIATED PARKING (RE-SUBMISSION OF 20/503671/FULL) - 15 AMSBURY ROAD, COXHEATH, MAIDSTONE, KENT

The Development Manager advised the Committee that he had nothing further to report in respect of these applications at present.

16. 21/500927/FULL - ERECTION OF ANNEXE IN REAR GARDEN, ANCILLARY TO MAIN DWELLING - 80 OAKWOOD ROAD, MAIDSTONE, KENT

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

Mrs Kehily of the Oakwood Park Community Group, an objector, Mrs Booth, the applicant, and Councillor Harper (Visiting Member) addressed the meeting.

RESOLVED:

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

An additional condition stipulating a renewable energy source together with an informative advising the applicant that a ground source heat pump should be investigated as an alternative to biomass;

An additional informative advising the applicant that, in terms of biodiversity enhancements, bat tubes would be the most appropriate option for a wooden structure; and

An additional informative encouraging the applicant to consider the use of obscure glazing in the 2 flank windows.

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

Voting: 12 – For 0 – Against 1 – Abstention

17. 19/500769/EIOUT - OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT 106 UNITS COMPRISING A MIX OF 1, 2, 3 AND 4 BEDROOM DWELLINGS (INCLUDING BUNGALOWS, HOUSES AND APARTMENTS), ASSOCIATED ACCESS AND INFRASTRUCTURE (ACCESS

BEING SOUGHT) - LAND SOUTH WEST OF LONDON ROAD AND WEST OF CASTOR PARK, BEAVER ROAD, ALLINGTON, 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 publication of the agenda, three additional representations had been received, but they did not raise any new material planning issues.

Mrs Poletti of the New Allington Action Group, an objector, and Councillors Mrs Robertson and Forecast (Visiting Members) addressed the meeting remotely.

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

Request the attendance of a representative of KCC Highways to answer Members' questions regarding the traffic impacts; and

Draw up a list of potential informatives advising the applicant and Tonbridge and Malling Borough Council of the design and landscape safeguards that this Local Planning Authority would expect from the development; these to include an informative seeking to ensure that where possible green linkages, footways and cycle ways do connect across the Borough boundaries.

Voting: 13 – For 0 – Against 0 – Abstentions

Note: Councillor Parfitt-Reid left the meeting after consideration of this application (7.55 p.m.).

18. 5009/2020/TREE PRESERVATION ORDER - UPTONS FARMHOUSE, LEES ROAD, LADDINGFORD, KENT

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

The Landscape Officer advised the Committee that:

- The Council received a request to assess trees at Uptons Farmhouse, Lees Road, Laddingford for potential Tree Preservation Order (TPO) protection. Following an assessment, a provisional TPO was made on 14 December 2020 to protect one Lime tree and one Yew tree. The Council had received an objection to the making of the Order.
- It was considered that the two trees merited protection on amenity grounds and that it was expedient to confirm the Order due to the threat of inappropriate future management that would be harmful to the trees' amenity value or life expectancy.

- It was not considered that the reasons for objection to the making of the Order demonstrated that the trees did not merit protection nor that it was inappropriate for the Council to seek to retain control over future works proposals.
- It was therefore recommended that the Order be confirmed without modification.

Mr Stokes addressed the meeting, objecting to the making of the Tree Preservation Order.

Dr Wetton addressed the meeting in support of the making of the Tree Preservation Order.

RESOLVED: That Tree Preservation Order No. 5009/2020/TPO be confirmed without modification.

Voting: 12 – For 0 – Against 0 – Abstentions

19. 21/500564/FULL - REDEVELOPMENT OF AGRICULTURAL YARD COMPRISING OF THE DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 4 NO. DWELLINGS, INCORPORATING ENVIRONMENTAL AND VISUAL ENHANCEMENT SCHEME - RUNHAM FARM, RUNHAM LANE, HARRIETSHAM, KENT

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

In presenting the application, the Senior Planning Officer sought delegated powers to amend recommended condition 4 (Hard and Soft Landscaping) so that the landscaping scheme includes planting schedules for the ecological enhancement area.

Lady Monckton, an objector, and Councillor T Sams (on behalf of Lenham Parish Council) addressed the meeting remotely.

RESOLVED:

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

The amendment of condition 4 (Hard and Soft Landscaping) to specify that the landscaping scheme shall comprise 100% native species and shall include planting schedules for the ecological enhancement area;

The strengthening of condition 18 (Renewables) to ensure the installation of whatever is most technically feasible in terms of air source or ground source heat pumps;

An additional informative advising the applicant to implement a wood pasture landscaping approach to the ecological enhancement area (Condition 4); and

An additional informative advising the applicant that details of the materials (Condition 2) and landscaping scheme (Condition 4) are to be reported to the Planning Committee for approval.

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

Voting: 11 – For 0 – Against 1 – Abstention

20. 20/505350/FULL - REDEVELOPMENT OF EXISTING GARDEN CENTRE/NURSERY TO PROVIDE 18 DWELLINGS, INCLUDING 7 AFFORDABLE HOUSES, WITH ASSOCIATED LANDSCAPING, FLOOD STORAGE MEASURES, ACCESS AND PARKING - WARMLAKE NURSERY, MAIDSTONE ROAD, SUTTON VALENCE, MAIDSTONE, KENT

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

Arising from the debate, the Major Projects Manager said that the Ward Member would be included in the discussions to explore the potential to improve speed awareness and advance pedestrian signage in the vicinity of Warmlake crossroads.

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; AND
- B. The conditions set out in the report, as amended by the urgent update report,

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.

Voting: 11 – For 0 – Against 0 – Abstentions

Note: Councillor English was not present during consideration of this application.

21. 20/506127/FULL - ERECTION OF 1 NO. ADDITIONAL DWELLING AND RETENTION OF EXISTING DWELLING, INCLUDING ERECTION OF A TWO STOREY FRONT, SIDE AND REAR EXTENSION AND SINGLE STOREY

FRONT EXTENSION (RE-SUBMISSION OF 20/500019/FULL) - 10
TOLLGATE WAY, SANDLING, MAIDSTONE, KENT

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

In presenting the application, the Team Leader, Development Management, advised the Committee that:

- Since the publication of the agenda, a further representation had been received from a local resident objecting strongly to the application on the basis that it would result in an increase in on-road parking and on-pavement parking in Tollgate Way and make use of the pavement in the vicinity impracticable. Nine bedrooms on the same plot was out of keeping with surrounding properties and would impact severely on access to and egress from surrounding properties.
- These comments had been considered, the issues had been addressed in the report, and the recommendation remained unchanged.

Councillor Hinder, attending the meeting remotely, read out a statement on behalf of Boxley Parish Council and then addressed the Committee in his capacity as Ward Member.

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report with the amendment of condition 15 (Landscape Scheme) to specify that the boundary hedging to Tollgate Way shall include native Dogwood and native Purging Buckthorn.
2. That 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: 10 – For 0 – Against 1 – Abstention

Note: Having stated that she was a Member of Boxley Parish Council which had made representations on this application, Councillor Brindle did not participate in the discussion or the voting.

22. 20/505808/FULL - SECTION 73 - APPLICATION FOR VARIATION OF CONDITION 2 (MATERIALS) AND MINOR MATERIAL AMENDMENT TO APPROVED PLANS CONDITION 9 (TO ALLOW CHANGES TO MATERIALS AND FENESTRATION, THE ADDITION OF SOLAR PANELS AND REPLACEMENT OF REAR GABLE WITH REAR DORMER) PURSUANT TO 15/506025/FULL FOR NEW ATTACHED SINGLE RESIDENTIAL DEVELOPMENT - LAND ADJACENT 2 SCHOOL LANE, MAIDSTONE, KENT

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

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

Voting: 12 – For 0 – Against 0 – Abstentions

23. ADJOURNMENT OF MEETING

At 10.00 p.m., following consideration of the report of the Head of Planning and Development relating to application 20/505808/FULL (Land Adjacent 2 School Lane, Maidstone, Kent), the Committee:

RESOLVED: That the meeting be adjourned until 6.00 p.m. on Thursday 3 June 2021 when the remaining items on the agenda will be discussed.

24. DURATION OF MEETING

6.00 p.m. to 10.00 p.m.