

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 19 DECEMBER 2019

Present: Councillor English (Chairman) and
Councillors Adkinson, Brindle, Eves, Harwood,
Kimmance, Munford, Parfitt-Reid, Perry, Spooner,
Vizzard and Young

Also Present: Councillor J Sams

175. 19/503995/EIFUL - ERECTION OF 136 RESIDENTIAL DWELLINGS TOGETHER WITH ACCESS, PARKING, DRAINAGE, LANDSCAPING AND ASSOCIATED WORKS - LAND AT OLD HAM LANE, LENHAM, MAIDSTONE, KENT

All Members except Councillors Harwood and Young stated that they had been lobbied.

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

In presenting the application, the Major Projects Manager provided a verbal update and advised the Committee that he believed that Members had received an email earlier that day on behalf of a landowner to the south of the railway line at Lenham expressing concerns about the delivery strategy for future highway links.

The Major Projects Manager explained that the applicant had agreed to reserve an area of land in the southern part of the site to provide the future access link and had also agreed a strategy for its delivery prior to the completion of the final unit on the site. It was explained that the link was not required in order to make the development acceptable in highway terms and it would be onerous and unnecessary to demand the early delivery of the southern link, but that it would be provided when it was necessary. Delegated powers were sought to finalise a number of highway conditions, the principal reason being that the comments of KCC Highways had been received on the day that the agenda was published. Subject to the imposition of conditions, KCC Highways was now content that the scheme meets all of its requirements.

The Head of Planning and Development sought delegated powers to negotiate a further S106 Head of Terms to firm up the spine road strategy such that it links up to further developments to the north and the south and is not built out in isolation.

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Mr Barker, an objector, Mr Bewsey, for the applicant, Councillor Greenwood of Lenham Parish Council and Councillor J Sams (Visiting Member) addressed the meeting.

RESOLVED: That subject to:

- (a) The prior completion of a S106 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 an additional Head of Terms relating to the design and delivery of the spine road with specific instructions to the Head of Planning and Development to negotiate an appropriate lower unit trigger relating to the delivery of the southern link;
- (b) Conditions 1 – 25 set out in the report with:
 - An additional condition to secure the incorporation of 10% renewable energy measures within the affordable housing element of the development; and
 - Amendments to the appropriate conditions to secure:

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Enhanced landscaping in the south east corner of the site; and
The incorporation of bee bricks and wildlife friendly gullies and gaps under fences to facilitate the movement of wildlife; AND

- (c) The conditions requested by KCC Highways relating to the site access, William Pitt Field, visibility splays, air quality mitigation scheme and refuse storage and collection with the southern link trigger being incorporated into the S106 legal agreement,

the Head of Planning and Development be given delegated powers to grant permission and to be able to settle, add or amend any necessary Heads of Terms and conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 10 – For 0 – Against 2 – Abstentions