

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 16 NOVEMBER 2023
ADJOURNED TO 23 NOVEMBER 2023

Present

16 November 2023:

Committee Members:	Councillor Spooner (Chairman) and Councillors Cox, English, Garten, Mrs Gooch, Harwood, Holmes, Jeffery, Perry, Russell, Springett and D Wilkinson
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157. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors McKenna and Riordan.

158. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Garten for Councillor McKenna
Councillor Springett for Councillor Riordan

159. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

160. ITEMS WITHDRAWN FROM THE AGENDA

23/502481/FULL – BROKEN TREE, FORSTAL LANE, COXHEATH, KENT

The Principal Planning Officer sought the Committee's agreement to the withdrawal of application 23/502481/FULL from the agenda as it was not possible to determine it lawfully under Section 73 of the Town and Country Planning Act 1990 as set out in the urgent update. It was noted that although Section 73 applications could be used to amend planning conditions, they could not change the operative description of a development; for example, the number of units (in this case, caravans).

RESOLVED: That agreement be given to the withdrawal of application 23/502481/FULL from the agenda.

161. CHANGE TO THE ORDER OF BUSINESS

The Chairman advised the Committee that it was now the intention to roll over the following applications to the adjourned meeting on 23 November 2023 because, due to miscommunication, the Parish Council thought that they were going to be heard next week and wished to make representations:

- 23/504294/FULL Land Adjacent to The Hawthorns, Pye Corner, Ulcombe, Kent
- 23/503722/FULL Golden Oaks, Pye Corner, Ulcombe, Kent

162. URGENT ITEMS

The Chairman said that he had agreed to take the update reports of the Head of Development Management as urgent items as they contained further information relating to the applications to be considered at the meeting.

163. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

164. DISCLOSURES OF LOBBYING

Councillors Cox, Mrs Gooch, Harwood, Holmes, Jeffery, Perry, Russell and D Wilkinson stated that they had been lobbied on item 13 (23/502119/OUT – Former Syngenta Works, Hampstead Lane, Yalding, Kent).

Councillor Jeffery also stated that he had been lobbied on item 19 (22/503566/FULL – 62 Maidstone Road, Lenham, Kent).

165. EXEMPT ITEMS

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

166. MINUTES OF THE MEETING HELD ON 19 OCTOBER 2023 ADJOURNED TO 26 OCTOBER 2023

RESOLVED: That the Minutes of the meeting held on 19 October 2023 adjourned to 26 October 2023 be approved as a correct record and signed.

167. PRESENTATION OF PETITIONS

There were no petitions.

168. DEFERRED ITEMS

23/501635/FULL - CONVERSION OF EXISTING BARN TO RESIDENTIAL DWELLING, INCLUDING NEW ENTRANCE AND ACCESS DRIVE WITH ASSOCIATED PARKING (RE-SUBMISSION OF 22/501591/FULL) - CHICKENDEN BARN, CHICKENDEN LANE, STAPLEHURST, TONBRIDGE, KENT

21/503412/FULL - ERECTION OF 8 NO. FULL MASTS AND 4 NO. LOWER MASTS FLOODLIGHTING TO SERVE THE SPORTS PITCHES - MARDEN SPORTS CLUB, MAIDSTONE ROAD, MARDEN, KENT

The Principal Planning Officer advised the Committee that work was ongoing on both deferred applications.

169. 23/502119/OUT SECTION 73 - APPLICATION FOR VARIATION OF CONDITION 21 TO ALLOW 14,000M² OF FLOORSPACE TO BE OCCUPIED PRIOR TO THE PROVISION OF THE CAPACITY IMPROVEMENTS TO THE MAIDSTONE ROAD/HAMPSTEAD LANE JUNCTION PURSUANT TO 19/504910/OUT - OUTLINE APPLICATION FOR THE REDEVELOPMENT OF THE FORMER SYNGENTA WORKS SITE TO PROVIDE A NEW BUSINESS PARK OF UP TO 46,447 M² OF B1(C), B2

AND B8 ACCOMMODATION WITH ASSOCIATED ACCESS, PARKING AND INFRASTRUCTURE WORKS - FORMER SYNGENTA WORKS, HAMPSTEAD LANE, YALDING, KENT

The Committee considered the report of the Head of Development Management.

When introducing the application, the Principal Planning Officer advised the Committee that the applicant had sent lobbying material to Members about why they had submitted the application. Whilst this was informative, the application must be determined on the transport evidence and the reason for making the application was not relevant to the merits of the actual decision.

Councillor Green of Nettlestead Parish Council addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informative set out in the report with delegated powers given to the Head of Development Management to be able to settle or amend any necessary planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 9 – For 2 – Against 1 – Abstention

170. 23/502481/FULL SECTION 73 - APPLICATION FOR VARIATION OF CONDITION 3 (TO ALLOW STATIONING OF AN ADDITIONAL STATIC CARAVAN/MOBILE HOME AT THE SITE) PURSUANT TO 19/500583/FULL FOR - PART RETROSPECTIVE AND PART PROPOSED APPLICATION FOR THE MATERIAL CHANGE OF USE OF LAND TO ALLOW THE STATIONING OF TWO RESIDENTIAL CARAVANS AND THE STORAGE OF ONE TOURING CARAVAN FOR USE BY A TRAVELLER FAMILY UNIT TOGETHER WITH ASSOCIATED ACCESS, PARKING FACILITIES, HARDSTANDINGS, CESSPIT AND LANDSCAPING (RETROSPECTIVE ELEMENTS BEING THE USE OF LAND FOR SITING TWO RESIDENTIAL CARAVANS, THE INSTALLATION OF AN ACCESS AND CESSPIT WITH PROPOSED ELEMENTS BEING REVISED SITING OF MOBILE HOMES AND PROVISION OF NEW ASSOCIATED HARD-STANDINGS AND REDUCED ACCESS AND PARKING AREAS) - BROKEN TREE, FORSTAL LANE, COXHEATH, KENT

See Minute 160 above.

171. ADJOURNMENT OF MEETING

At 8.00 p.m., following consideration of the report of the Head of Development Management relating to application 23/502119/OUT (Former Syngenta Works, Hampstead Lane, Yalding, Kent), the Committee:

RESOLVED: That the meeting be adjourned until 6.00 p.m. on Thursday 23 November 2023 when the remaining items on the agenda will be discussed.

172. DURATION OF MEETING

7.30 p.m. to 8.05 p.m.