

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 28 JUNE 2012

Present: **Councillor Lusty (Chairman) and
Councillors Ash, Collins, Cox, English, Garland,
Harwood, McLoughlin, Newton, Paterson,
Mrs Robertson, Thick and J A Wilson**

Also Present: **Councillors Nelson-Gracie and Ross**

42. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillor Hogg.

43. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor McLoughlin was substituting for Councillor Hogg.

44. NOTIFICATION OF VISITING MEMBERS

Councillor Nelson-Gracie indicated his wish to speak on the report of the Head of Planning relating to application MA/11/1236.

Councillor Ross indicated his wish to speak on the reports of the Head of Planning relating to applications MA/12/0463 and MA/12/0464.

45. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

46. URGENT ITEMS

Update Report

The Chairman stated that, in his opinion, the update report of the Head of Planning should be taken as an urgent item as it contained further information relating to matters to be considered at the meeting.

47. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

48. EXEMPT ITEMS

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

49. MINUTES OF THE MEETING HELD ON 7 JUNE 2012

RESOLVED: That the Minutes of the meeting held on 7 June 2012 be approved as a correct record and signed.

50. PRESENTATION OF PETITIONS

There were no petitions.

51. DEFERRED ITEMS

MA/10/0157 - CHANGE OF USE OF LAND TO MIXED USE FOR RESIDENTIAL WITH THE STATIONING OF 1 STATIC CARAVAN AND 1 TOURING CARAVAN, UTILITY BUILDING, LAYING OF HARD SURFACING, CESS POOL AND ERECTION OF CLOSE BOARDED FENCING AND CHANGE OF USE OF LAND FOR THE KEEPING OF HORSES WITH FIELD SHELTER - LAND EAST OF MAPLEHURST LANE, FRITTENDEN ROAD, STAPLEHURST, TONBRIDGE

The representative of the Head of Planning advised Members that amended plans had been received and put out to consultation. He hoped to be in a position to report the application back to the Committee in the near future.

52. MA/11/0009 - CHANGE OF USE TO CARAVAN PARK FOR 30 TOURIST PITCHES WITH ANCILLARY SHOWER BLOCK AND REFUSE STORE - INTERNATIONAL GRASSTRACK CIRCUIT, LONGEND LANE, MARDEN

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

Mr Barham, an objector, Councillor Ridd of Collier Street Parish Council (against) and Mr Street, for the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report, as amended by the urgent update report, and the additional condition set out in the urgent update report.

Voting: 11 – For 0 – Against 1 – Abstention

Note: Councillor Ash left the meeting during consideration of this application. He returned shortly afterwards, but took a seat in the public gallery and did not participate in the discussion or voting.

53. MA/11/1236 - ERECTION OF A BUILDING TO ACCOMMODATE AN OFFICE, TACKLE SHOP AND TOILETS; ERECTION OF A BUILDING TO ACT AS A DRYING ROOM; SITING OF TWO STORAGE CONTAINERS; FORMATION OF A BASE FOR A MOBILE CATERING UNIT; AND LANDSCAPING - CLAYGATE LAKES, CLAYGATE, MARDEN

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

Councillor Ridd of Collier Street Parish Council (against), Mr Howse, for the applicant, and Councillor Nelson-Gracie addressed the meeting.

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report, the additional condition and informative set out in the urgent update report and the following additional informative:-

The applicant should work with the Council's Planning and Landscape Officers in order to deliver a suitable landscaping scheme and with the Planning Officers to deliver a suitable external lighting scheme.

2. That the details of external lighting and landscaping must be agreed in consultation with Ward Members.

Voting: 13 – For 0 – Against 0 – Abstentions

Note: Councillor J A Wilson left the meeting after consideration of this application.

54. MA/11/2145 - CHANGE OF USE OF LAND FOR THE STORAGE OF 10 CARAVANS - THE FINCHES, CHARTWAY STREET, EAST SUTTON, KENT

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

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

Voting: 12 – For 0 – Against 0 – Abstentions

55. MA/12/0463 - CONVERSION OF BUILDING FROM OFFICES TO 7 NO. FLATS AND ERECTION OF 2 NO. DWELLINGHOUSES AND ASSOCIATED WORKS TO EXTERIOR OF BUILDING AND ACCESS/PARKING ARRANGEMENTS - 2 TO 3 BEDFORD PLACE, MAIDSTONE

All Members stated that they had been lobbied.

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

Ms Flatman, an objector, Ms Fiutowska, for the applicant, and Councillor Ross addressed the meeting on this application and associated application MA/12/0464.

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 the additional condition and informative set out in the

urgent update report, with the amendment of the additional informative as follows:-

The applicant should work with the Council's Landscape Officers in order to deliver a suitable landscaping scheme and achieve a satisfactory mix of native species.

2. That the details of landscaping must be agreed in consultation with Ward Members and Councillor Harwood.

Voting: 11 – For 1 – Against 0 – Abstentions

56. MA/12/0464 - AN APPLICATION FOR LISTED BUILDING CONSENT FOR THE DEMOLITION OF A SINGLE STOREY REAR EXTENSION AND VARIOUS INTERNAL AND EXTERNAL WORKS INCLUDING ALTERATIONS TO THE INTERNAL LAYOUT AND ARRANGEMENT OF EXTERNAL OPENINGS; THE INTRODUCTION OF AN EXTERIOR STAIRCASE AND CHIMNEY STACK; AND THE REMOVAL OF EXISTING GATE AND PILLARS - 2 TO 3 BEDFORD PLACE, MAIDSTONE

All Members stated that they had been lobbied.

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

Ms Flatman, an objector, Ms Fiutowska, for the applicant, and Councillor Ross had already addressed the meeting on associated application MA/12/0463.

RESOLVED: That listed building consent be granted subject to the conditions and informative set out in the report as amended by the urgent update report.

Voting: 12 – For 0 – Against 0 – Abstentions

57. APPEAL DECISIONS

The Committee considered the report and the urgent update report of the Head of Planning setting out details of appeal decisions received since the last meeting. With regard to the appeal against refusal of application MA/10/2028, which was dismissed, it was noted that the Inspector's decision on the appellant's application for costs was still awaited.

The Head of Planning advised the Committee that the appeal decisions in relation to applications MA/10/1221 and MA/10/1222 emphasised the importance of being very careful when considering (a) granting a temporary planning permission and (b) restricting the number of caravans on gypsy plots.

RESOLVED: That the report be noted.

58. CHAIRMAN'S ANNOUNCEMENTS

The Chairman said that he wished to congratulate the Planning Department on the successful outcome of the Peer Review.

59. UPDATE ON MATTERS REFERRED TO THE LEADER OF THE COUNCIL AND CABINET MEMBERS FOR ECONOMIC AND COMMERCIAL DEVELOPMENT AND PLANNING, TRANSPORT AND DEVELOPMENT

It was noted that there was nothing to report at present.

60. DURATION OF MEETING

6.00 p.m. to 7.40 p.m.