

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 26 JULY 2012

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

61. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Ash and Garland.

62. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Butler was substituting for Councillor Ash.

63. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

64. ITEMS WITHDRAWN FROM THE AGENDA

MA/12/0828 - ERECTION OF TEN 1-BEDROOM ALMSHOUSES AND A DAY ROOM AND PROVISION OF ENLARGED CAR PARKING AREA INCLUDING THE DEMOLITION OF EXISTING GARAGE/STORE BUILDING - HARRIETSHAM ALMSHOUSES, EAST STREET, HARRIETSHAM, MAIDSTONE

The Committee considered the urgent update report of the Head of Planning. It was noted that this application had been withdrawn by the applicant.

65. 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.

66. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Collins disclosed an Other Significant Interest in the report of the Head of Planning relating to application MA/12/0447. He stated that the applicant was known to him and that he would leave the meeting when the application was discussed.

The Chairman stated that although he had been involved as a Ward Member in the discussions on the matters in respect of which application MA/10/0157 was deferred, he had not yet made up his mind as to how he would vote.

67. EXEMPT ITEMS

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

68. MINUTES OF THE MEETING HELD ON 28 JUNE 2012

RESOLVED: That the Minutes of the meeting held on 28 June 2012 be approved as a correct record and signed.

69. PRESENTATION OF PETITIONS

There were no petitions.

70. 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

All Members stated that they had been lobbied.

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

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

Voting: 6 – For 3 – Against 1 – Abstention

Note:

Councillor Thick left the meeting during consideration of this application (6.15 p.m.).

Councillor J A Wilson left the meeting during consideration of this application, but returned prior to consideration of application MA/12/0447.

71. MA/12/0447 - ERECTION OF SINGLE STOREY GARDEN ROOM EXTENSION AND RAISED FLAGSTONE PATIO AREA - SCUFFITS, WATER LANE, HUNTON, MAIDSTONE

Having disclosed an Other Significant Interest, Councillor Collins left the meeting whilst this application was discussed.

All Members stated that they had been lobbied.

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

Councillor Sawtell of Hunton Parish Council (in support) and Mr Blything, for the applicant, addressed the meeting.

RESOLVED: That permission be refused for the reason set out in the report.

Voting: 7 – For 3 – Against 0 – Abstentions

72. MA/11/1685 - OUTLINE APPLICATION FOR THE ERECTION OF A DETACHED DWELLINGHOUSE - LAND AT 36 HUNTINGTON ROAD, COXHEATH

The Chairman stated that he had been lobbied.

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

Mrs Bebbington, an objector, and Mr Bradley, the applicant, addressed the meeting.

RESOLVED:

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

The scale and design of the proposed building should respond positively to numbers 36A and 36B Huntington Road.

2. That the Ward Members should be kept informed of progress in relation to this development.

Voting: 9 – For 2 – Against 0 – Abstentions

73. MA/12/0133 - ERECTION OF A DETACHED REPLACEMENT DWELLING - BIO, FORGE LANE, BREDHURST, GILLINGHAM

All Members except Councillors Butler, Collins, Hogg and J A Wilson stated that they had been lobbied.

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

Mr Tice, an objector, Councillor Hewitt of Bredhurst Parish Council (against) and Mrs Hales, the applicant, addressed the meeting.

RESOLVED: That subject to the expiry of the consultation period and the receipt of no representations raising new issues material to the decision,

the Head of Planning be given delegated powers to grant permission subject to the conditions and informatives set out in the report, as amended by the urgent update report, and the additional conditions set out in the urgent update report with the amendment of condition 4 as follows:-

Notwithstanding the details submitted on drawing no. 2022-005 Rev A received 16/07/12, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species, which shall include a tree protection plan and the provision of a native hedge to the front boundary. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines. The approved protection measures shall be implemented before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the areas protected in accordance with this condition. The siting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas without the written consent of the Local Planning Authority.

Reason: No such details have been submitted and to ensure a satisfactory setting and external appearance to the development. This is in accordance with policy ENV6 of the Maidstone Borough-Wide Local Plan 2000, policies CC1 and CC6 of the South East Plan 2009 and the guidance contained within the National Planning Policy Framework 2012.

Voting: 9 – For 0 – Against 2 – Abstentions

74. MA/12/0501 - RETROSPECTIVE PLANNING PERMISSION FOR THE CONSTRUCTION OF A NEW ACCESS ONTO CHARTWAY STREET - LAND SOUTH OF CHARTWAY STREET, SUTTON VALENCE, MAIDSTONE

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

Councillor Armstrong of Sutton Valence Parish Council (against) and Mr Green, the applicant, addressed the meeting.

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

Voting: 11 – For 0 – Against 0 – Abstentions

75. MA/12/0676 - ERECTION OF ONE DWELLING WITH ASSOCIATED WORKS AND ERECTION OF FRONT PORCH TO 36 HONYWOOD ROAD - 36 HONYWOOD ROAD, LENHAM, MAIDSTONE

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

Councillor Godfrey of Lenham Parish Council (against) and Mr Blything, for the applicant, addressed the meeting.

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

The development shall not commence until details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter.

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers in accordance with policy BE1 of the South East Plan 2009.

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines.

Reason: To ensure a satisfactory setting and external appearance to the development in accordance with policy BE1 of the South East Plan 2009.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory setting and external appearance to the development in accordance with policy BE1 of the South East Plan 2009.

Voting: 11 – For 0 – Against 0 – Abstentions

76. MA/12/0824 - CHANGE OF USE OF PROPERTY FROM NURSING HOME TO SINGLE DWELLING - THE HAWTHORNS, LEEDS ROAD, LANGLEY, MAIDSTONE

The Committee considered the report of the Head of Planning.

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

Voting: 11 – For 0 – Against 0 – Abstentions

77. MA/12/0984 - ADVERTISEMENT CONSENT FOR THE INSTALLATION OF 1 NO. EXTERNALLY ILLUMINATED FASCIA SIGN AND 1 NO. EXTERNALLY ILLUMINATED PROJECTING SIGN - 34 HIGH STREET, MAIDSTONE

The Committee considered the report of the Head of Planning.

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

Voting: 11 – For 0 – Against 0 – Abstentions

78. MA/12/0999 - INSTALLATION OF SHOPFRONT AND ASSOCIATED WORKS - 34 HIGH STREET, MAIDSTONE

The Committee considered the report of the Head of Planning.

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

Voting: 11 – For 0 – Against 0 – Abstentions

79. MA/12/0828 - ERECTION OF TEN 1-BEDROOM ALMSHOUSES AND A DAY ROOM AND PROVISION OF ENLARGED CAR PARKING AREA INCLUDING THE DEMOLITION OF EXISTING GARAGE/STORE BUILDING - HARRIETSHAM ALMSHOUSES, EAST STREET, HARRIETSHAM, MAIDSTONE

See Minute 64 above.

80. APPEAL DECISIONS

The Committee considered the report of the Head of Planning setting out details of appeal decisions received since the last meeting. The representative of the Head of Planning advised the Committee that the appeal decision in relation to application MA/11/0395 was interesting in terms of the Inspector's interpretation of the National Planning Policy Framework insofar as it related to backland development.

RESOLVED: That the report be noted.

81. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that he wished to draw Members' attention to the following training session:-

Member/Parish Training – National Planning Policy Framework – 2 August 2012 at 6.00 p.m. at the Town Hall.

82. 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.

83. DURATION OF MEETING

6.00 p.m. to 7.55 p.m.