

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 21 FEBRUARY 2013

Present: **Councillor Lusty (Chairman) and
Councillors Ash, Chittenden, Collins, Cox, Harwood,
Hogg, Newton, Paine, Mrs Robertson and J.A. Wilson**

Also Present: **Councillors Mrs Hinder, Moss and Vizzard**

272. APOLOGIES FOR ABSENCE

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

273. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Chittenden was substituting for Councillor Paterson.

274. NOTIFICATION OF VISITING MEMBERS

Councillor Mrs Hinder indicated her wish to speak on the report of the Head of Planning relating to application MA/12/1629.

Councillor Moss indicated his wish to speak on the report of the Head of Planning relating to application MA/12/1749.

Councillor Vizzard was in attendance for the report of the Head of Planning relating to application MA/12/1749, but did not wish to speak.

275. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

276. 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 because it contained further information relating to the applications to be considered at the meeting.

277. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Harwood stated that he was a Member of Boxley Parish Council, but he had not participated in the Parish Council's discussions regarding

application MA/12/1629 and intended to speak and vote when it was considered.

278. EXEMPT ITEMS

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

279. MINUTES OF THE MEETING HELD ON 31 JANUARY 2013

RESOLVED: That the Minutes of the meeting held on 31 January 2013 be approved as a correct record and signed.

280. PRESENTATION OF PETITIONS

It was noted that a petition would be referred to in relation to application MA/12/1749.

281. DEFERRED ITEMS

MA/12/0232 - ERECTION OF A CLASS A1 RETAIL STORE, ASSOCIATED PARKING AND PETROL FILLING STATION; TRANSPORT INTERCHANGE COMPRISING BUS AND TAXI DROP-OFF/PICK UP FACILITIES, 39 SHORT STAY RAILWAY STATION CAR PARKING SPACES AND COVERED WALKWAY TO EXISTING RAILWAY STATION BUILDING; AND 660-SPACE COMMUTER CAR PARK AND NATURE AREA - LAND AT STATION APPROACH AND GEORGE STREET, STAPLEHURST

The representative of the Head of Planning reported that draft amended plans had been received and were being considered.

MA/11/0478 - APPLICATION TO DISCHARGE CONDITIONS RELATING TO MA/03/1147/02 (APPROVAL OF RESERVED MATTERS OF SITING, MEANS OF ACCESS, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING PURSUANT TO CONDITIONS 1, 2 AND 3 OF OUTLINE PERMISSION MA/03/1147 FOR A REPLACEMENT COMMUNITY CENTRE, JUNIOR FOOTBALL PITCH, 83 DWELLINGS, ASSOCIATED PARKING, ACCESS ROAD AND LANDSCAPING, RE-SUBMISSION OF MA/03/1147/01) BEING SUBMISSION OF DETAILS RECEIVED ON 24 MARCH 2011 AND 8 MARCH 2012 PURSUANT TO CONDITIONS 11 - SLAB LEVELS, 14 - FLOODLIGHTING AND 16 - PERIMETER FENCING TO THE SPORTS PITCH - YMCA, MELROSE CLOSE, MAIDSTONE

The representative of the Head of Planning reported that additional information had been received and put out to re-consultation. He hoped to be in a position to report the application back to the Committee in the near future.

282. MA/12/1749 - ERECTION OF 40 NO. DWELLINGS (INCLUDING 40% AFFORDABLE HOUSING) TOGETHER WITH PUBLIC OPEN SPACE AND NEW VEHICLE AND PEDESTRIAN ACCESS FROM MARIGOLD WAY - LAND OFF MARIGOLD WAY, MAIDSTONE, KENT

All Members stated that they had been lobbied.

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

Mrs Prior, for objectors, Mr Brown, for the applicant, and Councillor Moss addressed the meeting.

RESOLVED: That subject to the prior completion of a Section 106 legal agreement in such terms as the Head of Legal Services may advise to secure the provision of a minimum of 40% affordable housing and the following contributions required as a result of the additional demand created by the proposed development:-

- A contribution of £63,000 for Maidstone Borough Council Parks and Open Space towards the enhancement of parks and open space within the locality of the application site;
- A contribution of £25,920 for the Primary Care Trust towards the enhancement of existing health care provision within a two mile radius of the application site;
- A contribution of £287,090.27 for Kent County Council towards primary school education within the locality;
- A contribution of £8,289.68 for Kent County Council towards the provision of new book stock within the existing library in Maidstone;
- A contribution of £1,710.78 for Kent County Council towards youth facilities within the locality of the application site; and
- A contribution of £621.94 for Kent County Council towards community learning facilities within the locality of the application site,

the Head of Planning be given delegated powers to grant permission subject to the conditions and informatives set out in the report.

Voting: 10 – For 0 – Against 1 – Abstention

283. MA/12/1629 - ERECTION OF DETACHED FOUR BEDROOM DWELLING - HILLAH, COSSINGTON ROAD, BOXLEY, CHATHAM, KENT

All Members stated that they had been lobbied.

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

Mrs Ward, for objectors, Councillor Brooks of Boxley Parish Council (against), Mrs Bell-Robinson, the applicant, and Councillor Mrs Hinder addressed the meeting.

RESOLVED: That permission be granted subject to the conditions set out in the report and the additional conditions set out in the urgent update report.

Voting: 8 – For 0 – Against 3 – Abstentions

284. MA/12/2151 - CHANGE OF USE OF LAND TO GLAMPING SITE WITH INSTALLATION OF ASSOCIATED PATHWAYS, HARD SURFACING, FENCING AND LIGHTING - LEEDS CASTLE, ASHFORD ROAD, HOLLINGBOURNE, MAIDSTONE, KENT

The Chairman and Councillors Collins, Cox, Hogg, Newton and Paine stated that they had been lobbied.

The Committee considered the report of the Head of Planning.

Mr Skinner, for objectors, Councillor Page of Broomfield and Kingswood Parish Council (against) and Mrs Wallace, for the applicant, addressed the meeting.

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

Voting: 11 – For 0 – Against 0 – Abstentions

285. MA/12/1051 - ERECTION OF 18 FLATS AND 51 HOUSES TOGETHER WITH 225M² OF COMMUNITY/COMMERCIAL SPACE - LAND SOUTH OF WALLIS AVENUE, MAIDSTONE, KENT

All Members stated that they had been lobbied.

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

Mr Blundell addressed the meeting on behalf of the applicant.

RESOLVED: That subject to the prior completion of a Section 106 legal agreement in such terms as the Head of Legal Services may advise to secure the following:-

- A contribution of £30,000 for Maidstone Borough Council Parks and Open Space towards the enhancement of the existing skate park and the provision of outdoor gym equipment at the Parkwood Recreation Ground;
AND
- The provision of a minimum of 40% affordable housing,

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.

Voting: 8 – For 0 – Against 3 – Abstentions

286. MA/12/1575 - SINGLE STOREY SIDE EXTENSION - EAST FIELD, MAIDSTONE ROAD, MARDEN, TONBRIDGE, 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: 11 – For 0 – Against 0 – Abstentions

287. MA/12/2243 - CHANGE OF USE OF GROUND FLOOR TO NON-RESIDENTIAL EDUCATION CENTRE TO TEACH SCHOOL CHILDREN IN CORE ACADEMIC SKILLS (THAT FALLS WITHIN D1 USE) - GROUND FLOOR, 6 KINGS ROW, ARMSTRONG ROAD, MAIDSTONE, 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, as amended by the urgent update report, and the informative set out in the urgent update report.

Voting: 11 – For 0 – Against 0 – Abstentions

288. MA/13/0055 - AN APPLICATION FOR LISTED BUILDING CONSENT FOR INSTALLATION OF WROUGHT IRON GATES TO CENTRAL TOWER - REGISTRAR OF BIRTHS, DEATHS AND MARRIAGES, ARCHBISHOP'S PALACE, MILL STREET, MAIDSTONE, KENT

The Committee considered the report of the Head of Planning.

RESOLVED: That this application be referred to the Secretary of State for determination with the recommendation that listed building consent be granted subject to the conditions set out in the report.

Voting: 11 – For 0 – Against 0 – Abstentions

289. CHAIRMAN'S ANNOUNCEMENTS

The Chairman drew the Committee's attention to "The Planners", a television documentary series about the planning process in the UK, and expressed the view that this Council's Planning Committee was much more professional than those taking part in the programme.

290. DURATION OF MEETING

6.00 p.m. to 7.55 p.m.