

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 26 APRIL
ADJOURNED TO 30 APRIL 2018

Present: Councillor English (Chairman) and
30 April Councillors Boughton, Clark, Cox, Harwood, Munford,
2018 Perry, Powell, Prendergast, Round, Spooner and
Vizzard

488. APOLOGIES FOR ABSENCE

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

489. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Perry was substituting for Councillor Mrs Stockell.

490. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

491. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

492. URGENT ITEMS

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

493. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

494. EXEMPT ITEMS

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

495. 18/500563 - CONSTRUCTION OF A PAIR OF SEMI-DETACHED COTTAGES ON NORTHERN SECTION OF PLOT INCLUDING ROOFLIGHTS AND ASSOCIATED PARKING. (DEMOLITION OF EXISTING KENNEL BUILDINGS

AND GARDEN WALL) - THE STABLES, EAST COURT, THE STREET,
DETLING, MAIDSTONE, KENT

All Members except Councillors Boughton and Perry stated that they had been lobbied.

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

Ms Furze, an objector, and Councillor Howells of Detling Parish Council addressed the meeting.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, Members felt that:

- The proposal due to the form, location and layout of the proposed parking area and the lack of landscaping shown on the proposed layout, would have a detrimental impact on residential amenity. The detrimental effect on residential amenity was further underlined by the risk of substantial noise and disturbance associated with the proposed parking area. The proposal would be contrary to policy DM1 (iv) of the Maidstone Borough Local Plan Adopted 2017;
- The location and layout of the proposed parking area and the associated noise and disturbance would have a negative impact on the Detling Conservation Area contrary to policy DM1 (ii) and (vi) of the Maidstone Borough Local Plan Adopted 2017; and
- In the absence of a landscape scheme for the front and side boundaries of the proposed houses the proposal failed to demonstrate that the setting of the AONB and sensitive location would be protected contrary to policy SP17 of the Maidstone Borough Local Plan Adopted 2017.

RESOLVED: That permission be refused for the following reasons:

1. The proposal due to the form, location and layout of the proposed parking area and the lack of landscaping shown on the proposed layout, will have a detrimental impact on residential amenity. The detrimental effect on residential amenity is further underlined by the risk of substantial noise and disturbance associated with the proposed parking area. The proposal would be contrary to policy DM1 (iv) of the Maidstone Borough Local Plan Adopted 2017.
2. The location and layout of the proposed parking area and the associated noise and disturbance would have a negative impact on the Detling Conservation Area contrary to policy DM1 (ii) and (vi) of the Maidstone Borough Local Plan Adopted 2017.
3. In the absence of a landscape scheme for the front and side boundaries of the proposed houses the proposal fails to demonstrate

that the setting of the AONB and sensitive location will be protected contrary to policy SP17 of the Maidstone Borough Local Plan Adopted 2017.

Voting: 12 – For 0 – Against 0 – Abstentions

496. 5003/2018 - TREE PRESERVATION ORDER - 5 SOUTHWAYS, SUTTON VALENCE, MAIDSTONE, KENT

The Committee considered the report and the urgent update report of the Head of Planning and Development concerning Tree Preservation Order No. 5003/2018 which was made to protect four Wellingtonia trees to the front of 5 Southways, Sutton Valence, Maidstone. It was noted that:

- Objections to the Order had been received on behalf of the owners of 5 Southways from Alex Chapman, Bradford and Company Solicitors and Ben Larkham Associates (Arboricultural Consultant) in the form of a detailed tree report.
- The grounds for objection related to the limited views of the trees from North Street; the negative impact of the trees on local amenity given the overbearing relationship to the property and adverse impact on the open appearance of Southways; the loss of sunlight to the property caused by the trees together with damage to existing lightly loaded structures and maintenance issues; and potential for future structural influence.
- A representation in support of the objections had been received from County Councillor Eric Hotson and a letter had been received from Savills estate agents supporting concerns about the effect of the trees on the saleability of the property.
- The Officers did not consider that the grounds for objection or the evidence submitted demonstrated that the harm to amenity that would result from the intended felling of the trees was outweighed.

Mr Chapman and Ms Simmonds of Savills estate agents addressed the meeting on behalf of the owners of 5 Southways.

RESOLVED: That Tree Preservation Order No. 5003/2018 be confirmed without modification.

Voting: 9 – For 2 – Against 1 – Abstention

497. APPEAL DECISIONS

The Committee considered the report of the Head of Planning and Development setting out details of appeal decisions received since the last meeting.

RESOLVED: That the report be noted.

498. CHAIRMAN'S ANNOUNCEMENTS

This being the last meeting of the Committee during the 2017/18 Municipal Year, the Chairman thanked Members, the Vice-Chairman in particular, and Officers for their help and support.

499. DURATION OF MEETING

6.00 p.m. to 7.10 p.m.