

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 22 FEBRUARY 2018

Present: Councillor English (Chairman) and
Councillors Boughton, Cox, Harwood, Hastie,
B Mortimer, Munford, Powell, Prendergast, Round,
Spooner, Mrs Stockell and Vizzard

Also Councillor Mrs Gooch
Present:

406. APOLOGIES FOR ABSENCE

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

407. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Hastie was substituting for Councillor Clark.

408. NOTIFICATION OF VISITING MEMBERS

Councillor Mrs Gooch indicated her wish to speak on the report of the Head of Planning and Development relating to application 17/505995 (Court Lodge Farm, The Street, Teston, Maidstone, Kent).

409. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

410. URGENT ITEMS

The Chairman stated that, in his opinion, the update reports of the Head of Planning and Development should be taken as urgent items as they contained further information relating to the applications to be considered at the meeting.

411. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Harwood said that, with regard to the report of the Head of Planning and Development relating to application 17/505898 (1 Yew Tree Close, Lordswood, Chatham, Kent), he was a Member of Boxley Parish Council. However, he had not participated in the Parish Council's discussions regarding the proposed change of use, and intended to speak and vote when the application was considered.

Councillor Spooner disclosed an Other Significant Interest in the report of the Head of Planning and Development relating to application 17/505294 (Southfield Stables, South Lane, Sutton Valence, Maidstone, Kent). He explained that he was a friend of Mr Graham Norton, a Director of Wealden Homes, the applicant, and that he would leave the room when the application was discussed and voted on.

412. EXEMPT ITEMS

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

413. MINUTES OF THE MEETING HELD ON 1 FEBRUARY 2018 ADJOURNED TO 8 FEBRUARY 2018

RESOLVED: That the Minutes of the meeting held on 1 February 2018 adjourned to 8 February 2018 be approved as a correct record and signed.

414. PRESENTATION OF PETITIONS

There were no petitions.

415. GYPSY AND TRAVELLER SITES - NEED AND SUPPLY

The Committee discussed the response of the Strategic Planning, Sustainability and Transportation Committee to its request that consideration be given to the issue of unmet demand for affordable Gypsy and Traveller sites in the Borough.

It was noted that the Strategic Planning, Sustainability and Transportation Committee had agreed to incorporate the issue in the review of the Local Plan. The Committee had also agreed to refer the matter to the Communities, Housing and Environment Committee having regard to that Committee's responsibilities.

Members continued to be concerned about the unmet demand for affordable Gypsy and Traveller sites in the Borough and the associated enforcement, social, community, environmental and planning policy issues. Specific reference was made to the recent Gypsy and Traveller count. It was suggested and agreed that the matter be included on the agenda for the next meeting of the Chairman, Vice-Chairman and Political Group Spokespersons of the Planning Committee to enable a discussion to take place with the appropriate Officers with a view to a report back to the Planning Committee at the earliest opportunity.

RESOLVED: That an item be included on the agenda for the next meeting of the Chairman, Vice-Chairman and Political Group Spokespersons of the Planning Committee to enable a discussion to take place with the appropriate Officers on the subject of the unmet demand for affordable Gypsy and Traveller sites in the Borough, and associated

issues, with a view to a report back to the Planning Committee at the earliest opportunity.

416. DEFERRED ITEMS

17/503291 – ERECTION OF 6 NO. LIGHTWEIGHT COMMERCIAL/INDUSTRIAL UNITS - THE PACKHOUSE, QUEEN STREET, PADDOCK WOOD, TONBRIDGE, KENT

The Principal Planning Officer said that he had nothing further to report in respect of this application at present.

17/503237 - OUTLINE APPLICATION (SOME MATTERS RESERVED) FOR DEMOLITION OF EXISTING BUILDINGS, AND CESSATION OF COMMERCIAL USE ON SITE; ERECTION OF RESIDENTIAL DEVELOPMENT PROVIDING 18 NO. UNITS, OF WHICH 12 X 1 BED AND 6 X 2 BED. PROVISION OF 16 PARKING SPACES/2 DISABLED SPACES AND 4 VISITOR SPACES. ACCESS, LAYOUT AND SCALE BEING SOUGHT - J B GARAGE DOORS, STRAW MILL HILL, TOVIL, MAIDSTONE, KENT

The Principal Planning Officer said that he had nothing further to report in respect of this application at present.

417. 17/505294 - OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING STABLES, HORSE WALKER, CABINS/CONTAINER, SHED AND TOILET WITH EXISTING CARAVANS REMOVED TO ALLOW FOR CONSTRUCTION OF ACCESS ROAD AND ERECTION OF 3 DETACHED SINGLE STOREY BUNGALOWS WITH GARAGING /CAR BARN INCLUSIVE OF ECOLOGICAL COMMUNAL GARDEN, WITH ACCESS, APPEARANCE, LAYOUT AND SCALE TO BE CONSIDERED AT THIS STAGE AND LANDSCAPING RESERVED FOR FUTURE CONSIDERATION - SOUTHFIELD STABLES, SOUTH LANE, SUTTON VALENCE, MAIDSTONE, KENT

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

The Chairman and Councillors Munford and Mrs Stockell stated that they had been lobbied.

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

Councillor Mrs Porter of Sutton Valence Parish Council and Mr Norton, for the applicant, addressed the meeting.

RESOLVED:

1. That permission be granted subject to the conditions set out in the report, as amended by the urgent update report, with the amendment of conditions 3, 8, 10 and 14 as follows:

Condition 3 (Materials)

Notwithstanding the information on the approved plans, no development above damp proof course level shall take place until written details and samples of materials (including the use of black timber weather boarding and avoiding the use of uPVC doors and frames) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The details of the materials shall include sparrow boxes/bricks incorporated into the development.

Reason: In the interest of amenity and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings.

Condition 8 (Foul and Surface Water Drainage)

Prior to the commencement of the development hereby approved details of the foul and surface water drainage and an assessment of the hydro-geological context of the development and the site, incorporating sustainable drainage principles, shall be submitted to and agreed in writing by the Local Planning Authority. In connection with the ecological communal garden the sustainable drainage system shall be in the form of a pond or swale. The agreed scheme shall be implemented in strict accordance with the approved plans prior to first occupation of the development hereby permitted.

Reason: To ensure that the principles of sustainable drainage are incorporated into this development and to ensure ongoing efficacy of the drainage provisions.

Condition 10 (Landscape and Ecological Management Plan)

A landscape and ecological management plan, including long term design objectives, management responsibilities, access arrangements and maintenance schedules for the ecological communal garden (which shall include a native species natural orchard woodland), shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any dwelling on the site. Landscape and ecological management shall be carried out in accordance with the approved plan unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of biodiversity, landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

Condition 14 (Plans/Drawings)

Delete reference to drawing number PL-SV-004 Rev A – Proposed Soft Landscaping.

2. That the landscaping reserved matter application and the details to be submitted pursuant to condition 3 (Materials) are to be reported back to the Planning Committee for determination/approval.

Voting: 8 – For 2 – Against 2 – Abstentions

418. 17/505898 - CHANGE OF USE OF COMMON LAND TO REAR OF PROPERTY TO RESIDENTIAL GARDEN LAND - 1 YEW TREE CLOSE, LORDSWOOD, CHATHAM, KENT

The Chairman said that he had received apologies from Councillor Mrs Hinder, Ward Member, who had raised objections to this application, but was unable to attend the meeting.

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

The Principal Planning Officer advised the Committee that he wished to amend recommendation no.4 to seek construction details of all fencing, walling and other boundary treatments to prevent damage to trees.

Councillor Hinder of Boxley 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 setback which is subject to this application is an attractive element of the street scene in Gleaming Wood Drive which reflects and mirrors a woodland edge, and its loss would diminish the quality of the street scene and the rhythm of these open space setbacks on Gleaming Wood Drive thereby being contrary to policy DM1 of the Maidstone Borough Local Plan.

RESOLVED: That permission be refused for the following reason:

The setback which is subject to this application is an attractive element of the street scene in Gleaming Wood Drive which reflects and mirrors a woodland edge, and its loss would diminish the quality of the street scene and the rhythm of these open space setbacks on Gleaming Wood Drive thereby being contrary to policy DM1 of the Maidstone Borough Local Plan.

Voting: 13 – For 0 – Against 0 – Abstentions

419. 17/505995 - ERECTION OF A DETACHED FIVE BEDROOM DWELLING WITH ASSOCIATED PARKING - COURT LODGE FARM, THE STREET, TESTON, MAIDSTONE, KENT

All Members except Councillors Hastie, B Mortimer and Mrs Stockell stated that they had been lobbied.

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

Mr Kelly, an objector, Councillor Coulling of Teston Parish Council, and Councillor Mrs Gooch (Visiting Member) addressed the meeting.

RESOLVED: That consideration of this application be deferred to:

- Amend the application to extend the site area to include the private road up to the point where it meets the public highway and to serve a Certificate B notifying all persons having an interest in the private road providing site access;
- Seek details of the S106 agreement restricting further development at the site; and
- Enable the Conservation Officer to be in attendance when the application is discussed.

Voting: 13 – For 0 – Against 0 – Abstentions

420. 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 and that the Officers be congratulated on their success in defending Committee and delegated decisions at appeal.

421. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded Members that a meeting of the Chairman, Vice-Chairman and Political Group Spokespersons of the Planning Committee had been arranged to take place the following week. If Members wished to include items on the agenda, then they should send details to their Spokespersons direct.

422. DURATION OF MEETING

6.00 p.m. to 7.45 p.m.