

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 23 FEBRUARY 2017

Present: Councillor Perry (Chairman) and Councillors Boughton, Clark, Cox, English, Harwood, Hastie, Hemsley, Munford, Prendergast, Round and Mrs Stockell

Also Present: Councillor Naghi

308. **APOLOGIES FOR ABSENCE**

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

309. **NOTIFICATION OF SUBSTITUTE MEMBERS**

There were no Substitute Members.

310. **NOTIFICATION OF VISITING MEMBERS**

Councillor Naghi indicated his wish to speak on the report of the Head of Planning and Development relating to application 16/507852.

311. **ITEMS WITHDRAWN FROM THE AGENDA**

Item 19 – 15/503288 – Land at Woodcut Farm, Ashford Road, Hollingbourne, Maidstone, Kent

The Principal Planning Officer sought the Committee's agreement to the withdrawal of item 19 relating to application 15/503288 from the agenda. The Principal Planning Officer explained that this application had been refused by the Committee at its meeting held on 30 June 2016. An item had been included on the agenda because it was anticipated that legal advice would be finalised in time to produce an exempt report relating to the appeal which had been lodged against that decision. Since this advice had not been finalised in time, the report was not available.

RESOLVED: That agreement be given to the withdrawal of item 19 from the agenda.

312. **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 related to an application to be considered at the meeting.

313. 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 16/502179, and intended to speak and vote when it was considered.

314. DISCLOSURES OF LOBBYING

No Members stated that they had been lobbied on the report of the Head of Planning and Development relating to application 12/1209.

The Chairman and Councillors Cox, English and Harwood stated that they had been lobbied on the report of the Head of Planning and Development relating to application 16/502179.

Councillor English stated that he had been lobbied on the report of the Head of Planning and Development relating to application 16/507852.

315. EXEMPT ITEMS

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

316. MINUTES OF THE MEETING HELD ON 2 FEBRUARY ADJOURNED TO 9 FEBRUARY 2017

RESOLVED: That the amended version of the Minutes of the meeting held on 2 February adjourned to 9 February 2017 circulated prior to and at the meeting be approved as a correct record and signed.

317. PRESENTATION OF PETITIONS

There were no petitions.

318. DEFERRED ITEMS

14/504109 - ADVERTISEMENT CONSENT FOR THE INSTALLATION OF 2 NO. NON-ILLUMINATED METAL POLE MOUNTED SIGNS (RETROSPECTIVE APPLICATION) - HUNTON C OF E PRIMARY SCHOOL, BISHOPS LANE, HUNTON, KENT

16/505311 - CHANGE OF USE FROM A C3 (4 BEDROOM HOUSE) TO SUI GENERIS FOR MULTIPLE OCCUPANCY OF 8 BEDROOMS, CONVERSION OF LOFT WITH THE INSERTION OF ROOFLIGHTS AND SIDE DORMER WINDOW, CONVERSION OF GARAGE TO BEDROOM WITH ALTERATIONS AND PROVISION OF ADDITIONAL PARKING - 47 FREEMAN WAY, MAIDSTONE, KENT

15/504300 - OUTLINE APPLICATION FOR TWO STOREY DETACHED HOUSE WITH ACCESS, LAYOUT, SCALE AND APPEARANCE TO BE CONSIDERED - LAND NORTH OF 61 KNAVES ACRE, HEADCORN, KENT

The Development Manager advised Members that he had nothing further to report in respect of these applications at present.

319. 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. The Development Manager advised Members that the appeal against the decision to refuse application 15/509402 (Land at Mount Avenue/Blunden Lane, Yalding) had been allowed. Legal advice was being sought on issues raised by the Inspector in allowing the appeal, and an update would be provided in due course.

RESOLVED: That the report be noted.

320. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements on this occasion.

321. 16/507852 - DEMOLISH EXISTING GARAGE AND ERECTION OF TWO-STOREY SIDE EXTENSION - 7 CLAREMONT ROAD, MAIDSTONE, KENT

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

Mrs Welch, for the applicant, and Councillor Naghi (Visiting Member) addressed the meeting.

RESOLVED: That permission be granted subject to the conditions set out in the report with the amendment of condition three (materials) to incorporate (in line with paragraph 6.25 of the Residential Extensions SPD relating to Designing in Wildlife Habitats) a swift brick into the eaves of the north facing elevation, the precise wording of the amended condition to be finalised by the Head of Planning and Development acting under delegated powers.

Voting: 12 – For 0 – Against 0 – Abstentions

322. 12/1209 - CHANGE OF USE OF LAND FOR THE STATIONING OF TWO ADDITIONAL MOBILE HOMES AND UTILITY BLOCKS WITH ASSOCIATED HARDSTANDING FOR GYPSY FAMILY - LAND NEXT TO PRIMROSE Paddock, Stockett Lane, Coxheath, Maidstone, Kent

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

Councillor Webb addressed the meeting on behalf of Coxheath Parish Council.

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

Voting: 11 – For 0 – Against 1 – Abstention

323. 16/502179 - TWO STOREY FRONT EXTENSION, ROOF EXTENSION TO CREATE A SECOND FLOOR INCLUDING REAR DORMER. EXCAVATE AREA IN FRONT OF PROPERTY TO CREATE PARKING. EXCAVATION WORKS TO THE REAR GARDEN (PART-RETROSPECTIVE) AND ADDITION OF PITCHED ROOF AND ALTERATIONS TO GARAGE/OUTBUILDING (RETROSPECTIVE) - BETHANY, BOXLEY ROAD, WALDESLADE, KENT

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

RESOLVED: That permission be granted subject to the conditions set out in the report and additional conditions relating to the incorporation into the development of renewable energy and wildlife niches (in line with paragraph 6.25 of the Residential Extensions SPD relating to Designing in Wildlife Habitats), the precise wording of the additional conditions to be finalised by the Head of Planning and Development acting under delegated powers.

Voting: 11 – For 1 – Against 0 – Abstentions

324. DURATION OF MEETING

6.00 p.m. to 7.10 p.m.