

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 6 JULY 2017 **ADJOURNED TO 13 JULY 2017**

Present: Councillor English (Chairman) and
13 July Councillors Butler, Boughton, Clark, Cox, Harwood,
2017: Hemsley, Munford, Powell, Prendergast, Round and
Spooner

86. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Mrs Stockell and Vizzard.

87. NOTIFICATION OF SUBSTITUTE MEMBERS

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

88. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

89. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

90. URGENT ITEMS

There were no urgent items.

91. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

92. EXEMPT ITEMS

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

93. 17/501093 - APPROVAL OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE BEING SOUGHT) PURSUANT TO 15/507424/OUT - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 62 DWELLINGS (INCLUDING A MINIMUM OF 40% AFFORDABLE HOUSING), PLANTING AND LANDSCAPING, INFORMAL OPEN SPACE, SURFACE WATER ATTENUATION, VEHICULAR ACCESS POINT FROM MILL BANK AND ASSOCIATED ANCILLARY WORKS. (ACCESS

APPROVED) - LAND WEST OF MILL BANK, MAIDSTONE ROAD, HEADCORN, KENT

The Chairman and Councillors Harwood, Munford, Prendergast and Round stated that they had been lobbied.

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

Councillor Dungey of Headcorn Parish Council addressed the meeting.

RESOLVED: That, in the event of permission being granted, a condition should be attached specifying the external materials to be used in the proposed development, including the use of white timber weatherboarding instead of composite boarding.

Voting: 11 – For 0 – Against 0 - Abstentions

FURTHER RESOLVED: That consideration of this application be deferred to enable the Officers to investigate the relocation of the 2.5 storey building within the site.

Voting: 10 – For 0 – Against 1 - Abstention

Note:

1. Councillor Harwood entered the meeting at 6.05 p.m., prior to the Principal Planning Officer's presentation on this application, and participated in the discussion and the voting.
2. Councillor Powell entered the meeting at 6.11 p.m., during consideration of this application, and did not participate in the discussion or the voting.

94. 17/501593 - ERECTION OF SWIMMING POOL STRUCTURE - GREAT OAK FARM, FRIDAY STREET, EAST SUTTON, MAIDSTONE, KENT

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

Councillor Turnill of East Sutton Parish Council addressed the meeting.

RESOLVED: That permission be granted subject to the conditions set out in the report with the amendment of condition 3 (External Materials) to secure the addition of Bat Tubes and condition 4 (Landscaping) to secure additional landscaping requirements in the form of a group of trees in fairly close proximity to the outbuilding hereby approved to break up the outline of the building (the precise wording of the amended conditions to be finalised by the Head of Planning and Development acting under delegated powers).

Voting: 12 – For 0 – Against 0 – Abstentions

95. S106 CONTRIBUTIONS FOR TOWN CENTRE

The Committee considered the report of the Head of Planning and Development seeking clarification on the use of the £100,000 balance of the S106 contribution for projects to mitigate the impact of application MA/12/2314 (Next Store, Eclipse Park) on the Town Centre.

It was noted that:

- At the meeting of the Committee held on 29 August 2013, it was agreed that subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Services may advise to secure the following:

A contribution of £140,000 to offset the impact of the development on the Town Centre with £100,000 being used towards public realm improvement projects in the Town Centre and £40,000 to fund the programme of the Maidstone Town Team,

the Head of Planning and Development be given delegated powers to approve application MA/12/2314 subject to conditions.

- In accordance with the terms of the S106 agreement, the sum of £40,000 had been given to The Town Team and its successor organisation, One Maidstone, and this had been spent on events, floral displays, marketing and a feature lighting installation on the Town Hall.
- It was proposed that the balance of £100,000 be put towards the Public Realm Improvements Project Phase 3 to include the whole of Week Street and Gabriels Hill.

RESOLVED: That the balance (£100,000) of the S106 contribution for projects to mitigate the impact of application MA/12/2314 (Next Store, Eclipse Park) on the Town Centre be put towards the Public Realm Improvements Project Phase 3 to include the whole of Week Street and Gabriels Hill.

Voting: 11 – For 1 – Against 0 – Abstentions

96. APPEAL DECISIONS

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

RESOLVED: That the report be noted.

97. CHAIRMAN'S ANNOUNCEMENTS

The Chairman said that arrangements would be made for a meeting of the Chairman, Vice-Chairman and Political Group Spokespersons to take place in the near future.

98. DURATION OF MEETING

6.00 p.m. to 7.40 p.m.