

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 31 JANUARY 2019

Present: Councillor English (Chairman) and
Councillors Adkinson, Boughton, Chappell-Tay,
Mrs Gooch, Harwood, Kimmance, Parfitt-Reid, Perry,
Round, Spooner, Vizzard and Wilby

Also Councillor Purle
Present:

250. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Bartlett and Munford.

251. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Chappell-Tay for Councillor Bartlett
Councillor Mrs Gooch for Councillor Munford

252. NOTIFICATION OF VISITING MEMBERS

It was noted that Councillor Purle had given notice of his wish to speak on the report of the Head of Planning and Development relating to application 18/503410/FULL (130 Upper Fant Road, Maidstone, Kent), but would be late in arriving at the meeting.

253. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

254. 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.

255. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

256. EXEMPT ITEMS

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

257. MINUTES OF THE MEETING HELD ON 10 JANUARY 2019

RESOLVED: That the Minutes of the meeting held on 10 January 2019 be approved as a correct record and signed.

258. PRESENTATION OF PETITIONS

There were no petitions.

259. DEFERRED ITEM

18/503763/FULL - ERECTION OF TWO NEW DWELLINGS - LAND TO THE REAR OF 244 - 250 UPPER FANT ROAD, MAIDSTONE, KENT

The Development Manager said that he had nothing further to report in respect of this application at present.

260. 18/505417/REM - APPROVAL OF RESERVED MATTERS FOR APPEARANCE, LAYOUT, SCALE AND LANDSCAPING AND DETAILS PURSUANT TO CONDITIONS 6 (ARBORICULTURAL METHOD STATEMENT); 7 (TREE PROTECTION) AND 24 (MINIMISE RISK OF CRIME) BEING SOUGHT FOR ERECTION OF 210 DWELLINGS TOGETHER WITH ACCESS OFF FORSTAL LANE, 1.85 HECTARES OF OPEN SPACE AND ASSOCIATED INFRASTRUCTURE - PURSUANT OF OUTLINE APPLICATION
17/502072/OUT - LAND SOUTH OF FORSTAL LANE, COXHEATH, KENT

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

In presenting the report, the Principal Planning Officer advised the Committee that:

- A further objection had been received making the following summarised points:

Concern that emails to the developer have not been replied to;

Concern about the difficulty of maintaining conifer hedges along the common boundaries;

Request for the provision of close board fencing alongside existing gardens;

Concern about the ability to maintain trees and hedges once the development goes forward; and

Concern that views will be obscured by the block of flats.

- The developers had indicated a willingness to provide close board fencing to all of the western boundary if residents have a preference for that instead of a hedge.
- The developers had also issued their intention to commence development in accordance with the S106 agreement, and confirmed that the triggers would now be met in terms of payments towards the infrastructure secured at outline stage.

Doctor Parry, an objector, Councillor Webb, on behalf of Coxheath Parish Council and in his capacity as a Ward Member, and Mr Bax, for the applicant, addressed the meeting.

RESOLVED:

1. That subject to:
 - (a) Further negotiations regarding the landscape strategy to secure (i) a more semi-natural appearance with native planting, possibly in the form of a woodland shaw, and a reduction in the amount of hard standing currently proposed and (ii) soft site boundary treatments with hedgerow planting on the development side of any close board fencing erected on the western boundary and gaps under the fences to facilitate the safe passage of wildlife; AND
 - (b) The conditions and informatives set out in the report with the addition of the following:
 - A condition removing permitted development rights for the conversion of garages; and
 - An informative to the effect that details to be submitted pursuant to those conditions attached to the outline permission 17/502072 which have not yet been approved are to be reported to the Planning Committee for approval;

the Head of Planning and Development be given delegated powers to grant permission and to add or amend any necessary conditions as a consequence of the negotiations referred to in paragraph 1(a) above.

2. That Ward Members, the Parish Council and Councillor Harwood are to be consulted on the amendments to the landscape strategy prior to the Head of Planning and Development exercising his delegated powers.
3. That Ward Members and the Parish Council are to be kept informed of the progress of the application for S278 approval for highway improvements to Forstal Lane and the restriction of right turns from the development into Forstal Lane.

Voting: 10 – For 1 – Against 2 - Abstentions

261. 18/505386/FULL - ERECTION OF TEMPORARY AGRICULTURAL DWELLING (RE-SUBMISSION OF 18/502292/FULL) - KINGS OAK FARM, CRUMPS LANE, ULCOMBE, KENT

All Members except Councillor Spooner stated that they had been lobbied.

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

Mrs Shalders, an objector, Councillor Titchener of Ulcombe Parish Council, and Mr Tamsett, for the applicant, addressed the meeting.

RESOLVED: That

1. Permission be granted subject to the conditions set out in the report with the amendment of condition 5 (Landscaping) to specify the need for strategic planting in the form of a new woodland shaw of generally spaced native trees and shrubs fronting Crumps Lane and an informative advising the applicant to engage in discussions with the Parish Council and immediate neighbours regarding development at the site.
2. The Head of Planning and Development be given delegated powers to finalise the wording of the amended condition and the informative and to amend any other conditions as a consequence.

Voting: 8 – For 5 – Against 0 – Abstentions

262. 18/505726/FULL - CONSTRUCTION OF A NEW ACCESS TO CRUMPS LANE AND ERECTION OF A GENERAL PURPOSES AGRICULTURAL STORAGE BUILDING - MANSION HOUSE FARM, CRUMPS LANE, ULCOMBE, 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 and Development.

Mr Bolland, an objector, Councillor Titchener of Ulcombe Parish Council, and Mr Przyjemski, for the applicant, addressed the meeting.

RESOLVED: That

1. Permission be granted subject to the conditions and informatives set out in the report and the additional conditions and informative set out in the urgent update report with an additional informative advising the applicant that the details to be submitted pursuant to condition 3 (Landscaping) should include a woodland shaw reflecting that on the north side of Crumps Lane and comprising trees and an understorey (possibly Oak and Hazel) to screen the development.

2. The Head of Planning and Development be given delegated powers to finalise the wording of the additional informative and to amend any other conditions as a consequence.
3. The details to be submitted pursuant to condition 3 (Landscaping) are to be agreed in consultation with Ward Members, the Parish Council and Councillor Harwood.

Voting: 10 – For 0 – Against 3 – Abstentions

263. 18/503410/FULL - DEMOLITION OF EXISTING GARAGE AND ERECTION OF A 4 BEDROOM FOUR STOREY ATTACHED HOUSE. INTERNAL ALTERATIONS TO MAIN HOUSE - 130 UPPER FANT ROAD, MAIDSTONE, KENT

All Members except Councillor Chappell-Tay stated that they had been lobbied.

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

Councillor Purle, Visiting Member, addressed the meeting.

RESOLVED: That consideration of this application be deferred until the next meeting to seek clarification on whether the application site is an edge of centre or suburban location for parking purposes and whether policy DM9 of the Maidstone Borough Local Plan 2017 is applicable.

Voting: 8 – For 1 – Against 4 – Abstentions

Note: Councillor Harwood left the meeting after consideration of this application (9.35 p.m.).

264. 18/505214/FULL - CHANGE OF USE FROM RESIDENTIAL TO A HOUSE OF MULTIPLE OCCUPANCY OF EIGHT HOUSEHOLDS - 27 MILTON STREET, MAIDSTONE, KENT

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

In presenting the report, the Development Manager advised the Committee that he wished to add a condition requiring details of bin store provision and location to be submitted to and approved by the Local Planning Authority.

Mrs Rose, an objector, 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 intensification of use of the building and its curtilage would result in significant harm to the character and amenity of the surrounding area by virtue of the fact that insufficient parking would

be provided in an area already suffering from excessive parking stress and therefore would harm the amenity of the surrounding area by the coming and going of cars, contrary to policy DM9 of the Maidstone Borough Local Plan 2017.

RESOLVED: That permission be refused for the following reason:

The intensification of use of the building and its curtilage would result in significant harm to the character and amenity of the surrounding area by virtue of the fact that insufficient parking would be provided in an area already suffering from excessive parking stress and therefore would harm the amenity of the surrounding area by the coming and going of cars, contrary to policy DM9 of the Maidstone Borough Local Plan 2017.

Voting: 7 – For 3 – Against 2 – Abstentions

265. 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.

Note: Councillor Mrs Gooch left the meeting during consideration of this item (10.15 p.m.).

266. DURATION OF MEETING

6.00 p.m. to 10.20 p.m.