

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 22 JULY 2021

Present: Councillor Spooner (Chairman) and
Councillors Brindle, Coates, Cox, English, Eves,
Forecast, Harwood, Kimmance, Munford, Perry,
Round and Young

Also Present: Councillor Parfitt-Reid

74. APOLOGIES FOR ABSENCE

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

75. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Round was substituting for Councillor Holmes.

76. NOTIFICATION OF VISITING MEMBERS

Councillor Parfitt-Reid had given notice of her wish to speak on the report of the Head of Planning and Development relating to application 20/505710/FULL (15 Amsbury Road, Coxheath, Maidstone, Kent), and attended the meeting remotely.

77. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

78. URGENT ITEMS

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

79. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Munford said that he was the Chairman of Boughton Monchelsea Parish Council. However, he had not participated in the Parish Council's discussions relating to application 21/500322/FULL (Robins Rest, Park Lane, Boughton Monchelsea, Kent), and intended to speak and vote when it was considered.

Note: Councillor Cox entered the meeting at the start of this item (6.05 p.m.) and had no disclosures.

80. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

Item 12.	21/500322/FULL - Robins Rest, Park Lane, Boughton Monchelsea, Kent	Councillors Cox, English, Kimmance and Munford
Item 13.	20/505710/FULL - 15 Amsbury Road, Coxheath, Maidstone, Kent	Councillors Brindle, Cox, English, Kimmance, Spooner and Young
Item 14.	20/506064/FULL - Culls Farm, Dean Street, East Farleigh, Kent	No lobbying
Item 15.	20/505611/SUB - Dickens Gate, Marden Road, Staplehurst, Tonbridge, Kent	Councillors English and Perry
Item 16.	21/502008/FULL - Lockmeadow Leisure Complex, Barker Road, Maidstone, Kent	Councillors English and Perry

81. EXEMPT ITEMS

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

82. MINUTES OF THE MEETING HELD ON 24 JUNE 2021 ADJOURNED TO 1 JULY 2021

RESOLVED: That the Minutes of the meeting held on 24 June 2021 adjourned to 1 July 2021 be approved as a correct record and signed.

83. PRESENTATION OF PETITIONS

There were no petitions.

84. DEFERRED ITEM

20/504386/FULL - CHANGE OF USE OF THE LAND FOR THE SITING OF 3 NO. STATIC CARAVANS AND 3 NO. TOURING CARAVANS FOR GYPSY/TRAVELLER OCCUPATION (REVISED SCHEME TO 18/506342/FULL)- THE ORCHARD PLACE, BENOVER ROAD, YALDING, KENT

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

85. REVISED NATIONAL PLANNING POLICY FRAMEWORK

The Development Manager provided an update on recent changes to the National Planning Policy Framework (NPPF) in so far as they could impinge on applications to be determined at the meeting. It was noted that the changes included greater control over Article 4 Directions, the promotion of sustainable patterns of development, enhanced measures to improve design quality, an expectation that all new streets should be tree-lined and quicker decision making for critical infrastructure.

The Development Manager undertook to circulate a link to the revised version of the NPPF to Members.

Note: Councillor Harwood entered the meeting during this update (6.15 p.m.). He said that he had no disclosures of interest or of lobbying.

86. 21/500322/FULL - PART RETROSPECTIVE APPLICATION FOR A MATERIAL CHANGE OF USE OF LAND TO MIXED USE FOR A SINGLE PITCH GYPSY SITE AND KEEPING OF HORSES, WITH ASSOCIATED DEVELOPMENT INCLUDING STATIONING OF 1 NO. MOBILE HOME, 2 NO. TOURERS, ERECTION OF A UTILITY BLOCK, SHED, HARD STANDING, SEPTIC TANK AND A STABLE SHELTER - ROBINS REST, PARK LANE, BOUGHTON MONCHELSEA, KENT

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

In presenting the application, the Development Manager advised the Committee that the description of the application proposal should be amended to refer to the keeping of *horses*.

Councillor Smith of Boughton Monchelsea Parish Council addressed the meeting remotely.

RESOLVED:

1. That subject to the application being advertised as it affects a public right of way and no material planning issues being raised, the Head of Planning and Development be given delegated powers to grant permission subject to the conditions and informatives set out in the report, as amended by the urgent update report, and the additional condition set out in the urgent update report with:

The further amendment of original condition 3 (Site Development Scheme) to refer to a landscape master plan in paragraph i) a);

An additional informative detailing where structural landscaping should be positioned as the north-south long-distance views are important; this could include natural regeneration of non-grazed land; and

An additional condition requiring that there shall be no storage/stationing of trailers, vehicles, domestic or commercial paraphernalia outside the residential area shown on the approved plan.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional and amended conditions and the additional informative and to amend any other conditions as a consequence.
3. That the details to be submitted pursuant to original condition 3 (Site Development Scheme) paragraphs i) a) (Boundary Treatments and Landscape Master Plan); i) d) (External Lighting); and i) g) (Enhancement of Biodiversity) are to be agreed in consultation with Councillors Harwood and Munford and the Parish Council.

Voting: 11 – For 0 – Against 1 – Abstention

Note: Councillor Forecast entered the meeting during consideration of this application (6.25 p.m.). He sat in the public gallery and did not participate in the discussion or the voting.

87. 20/505710/FULL - ERECTION OF 1 NO. FOUR BEDROOM CHALET BUNGALOW WITH INTEGRAL GARAGE AND ASSOCIATED PARKING (RE-SUBMISSION OF 20/503671/FULL) - 15 AMSBURY ROAD, COXHEATH, MAIDSTONE, KENT

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

Mr Gordon, the applicant, addressed the meeting in person.

Councillor Parfitt-Reid (Visiting Member) addressed the meeting remotely.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report as amended by the urgent update report.

Voting: 13 – For 0 – Against 0 – Abstentions

Note: Councillor Forecast joined the meeting prior to consideration of this application (7.05 p.m.). He said that he had no disclosures of interest or of lobbying.

88. 20/505611/SUB - SUBMISSION OF DETAILS TO DISCHARGE CONDITION 18 - FOUL AND SURFACE WATER SEWERAGE DISPOSAL SUBJECT TO 14/502010/OUT - DICKENS GATE, MARDEN ROAD, STAPLEHURST, TONBRIDGE, KENT

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

In presenting the application, the Principal Planning Officer advised the Committee that, since publication of the agenda, one further representation had been received in support of the proposals.

Councillor Sharp of Staplehurst Parish Council addressed the meeting in person.

Ms Dunn addressed the meeting remotely on behalf of the applicant.

RESOLVED: That consideration of this application be deferred:

- (1) To ask the applicant to provide further information to clarify:
 - (a) The foul drainage flows from the site; and
 - (b) The volume of capacity being provided (by the holding tank) and how it will be maintained to ensure that it retains such capacity.
- (2) For the additional information to be reviewed by an independent expert drainage consultant.

This is to satisfy the Committee that the volume of flows will be accommodated by the proposed works.

Voting: 11 – For 0 – Against 2 – Abstentions

89. 20/506064/FULL - DEMOLITION OF EXISTING VEHICLE WORKSHOPS AND ERECTION OF 10 NO. DWELLINGS AND 1 NO. COMMERCIAL OFFICE BUILDING WITH ASSOCIATED ACCESS ROADS, PARKING, LANDSCAPING, DRAINAGE AND UTILISING EXISTING ACCESS - CULLS FARM, DEAN STREET, EAST FARLEIGH, KENT

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

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

Voting: 11 – For 2 – Against 0 – Abstentions

90. 21/502008/FULL - TO EXTEND EXISTING TERRACE AND PROPOSED NEW DOORS ON THE SOUTH EAST SIDE OF LOCKMEADOW COMPLEX - LOCKMEADOW LEISURE COMPLEX, BARKER ROAD, MAIDSTONE, KENT

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

The Chairman advised the Committee that both he and the Vice-Chairman had received an email from Councillor Harper, a Ward Member, in support of the scheme.

It was established during the discussion that Councillor Coates had pre-determined the application. Councillor Coates did not participate further in the discussion or the voting.

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

Voting: 12 – For 0 – Against 0 – Abstentions

91. 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.

Members were disappointed by the decision of the Planning Inspector to allow the appeal against the Committee's decision to refuse application 20/500269/FULL (Erection of 1 no. 4 bedroom detached dwelling with associated amenity (Re-submission of 19/503872/FULL) – Land South of South Cottage, High Street, Staplehurst, Kent).

The Development Manager advised the Committee that:

- Reference was made in the decision notice to the Council being unable to demonstrate a 5-year supply of deliverable housing sites. This was not correct, and the Officers would be writing to the Planning Inspectorate drawing attention to the error.
- The Inspector had allowed the appeal and granted planning permission subject to conditions. The Council would be able to exert influence on the proposed development during the assessment of the condition submissions.
- He would arrange for a copy of the decision notice to be circulated to all Members and Substitute Members of the Committee.

RESOLVED: That the report be noted.

92. DURATION OF MEETING

6.00 p.m. to 8.45 p.m.