

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 24 NOVEMBER 2022

Present:

Committee Members:	Councillor Spooner (Chairman) and Councillors Brindle, Harwood, Holmes, McKenna, Munford, Perry, Trzebinski, D Wilkinson and Young
Visiting Members:	Councillors Brice and Mrs Gooch

139. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Cox, English and Kimmance.

140. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

141. NOTIFICATION OF VISITING MEMBERS

Councillor Brice indicated her wish to speak on the report of the Head of Development Management relating to application 22/503914/FULL (Staplehurst Transits, Staplehurst Road, Marden, Kent).

Councillor Mrs Gooch indicated her wish to speak on the reports of the Head of Development Management relating to applications 22/501777/FULL and 22/501778/LBC (2 Hillside Cottage, Malling Road, Teston, Maidstone, Kent).

142. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

143. URGENT ITEMS

The Chairman said that he intended to take the update reports of the Head of Development Management and the verbal updates as urgent items as they contained further information relating to the applications to be considered at the meeting.

144. DISCLOSURES BY MEMBERS AND OFFICERS

Councillor Brindle said that, with regard to the report of the Head of Development Management relating to application 22/504194/ADV (Maidstone Innovation Centre, Gidds Pond Way, Weaving, Kent), she was a Member of Boxley Parish Council. However, she had not participated in the Parish Council's discussions on the application and intended to speak and vote when it was considered.

145. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

12.	22/501777/FULL - 2 Hillside Cottage, Malling Road, Teston, Maidstone, Kent	Councillors Brindle, Harwood, Holmes, McKenna, Munford, Perry, Trzebinski, D Wilkinson and Young
13.	22/501778/LBC - 2 Hillside Cottage, Malling Road, Teston, Maidstone, Kent	Councillors Brindle, Harwood, Holmes, McKenna, Munford, Perry, Trzebinski, D Wilkinson and Young
14.	22/503867/FULL - 4 Scott Street, Maidstone, Kent	Councillor Harwood
15.	22/504194/ADV - Maidstone Innovation Centre, Gidds Pond Way, Weaving, Kent	No lobbying
16.	22/500509/FULL - 48 Richmond Way, Maidstone, Kent	Councillor Brindle, McKenna, Munford, Trzebinski, D Wilkinson and Young
17.	20/503709/FULL - Northdown Croft, Pilgrims Way, Hollingbourne, Kent	No lobbying
18.	22/503914/FULL - Staplehurst Transits, Staplehurst Road, Marden, Kent	Councillors Brindle, Harwood, Holmes, McKenna, Munford, Perry, Spooner, Trzebinski, D Wilkinson and Young
19.	22/503775/FULL - The Acorns, Frittenden Road, Staplehurst, Tonbridge, Kent	Councillor Perry
20.	22/503774/FULL - Delilah Lodge, Frittenden Road, Staplehurst, Tonbridge, Kent	Councillor Perry
21.	22/500222/FULL - Heather House and Pavilion Building, Bicknor Road, Maidstone, Kent	Councillors McKenna, Munford and D Wilkinson

146. EXEMPT ITEMS

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

147. MINUTES OF THE MEETING HELD ON 20 OCTOBER 2022

RESOLVED: That the Minutes of the meeting held on 20 October 2022 be approved as a correct record and signed.

148. PRESENTATION OF PETITIONS

There were no petitions.

149. GENERAL DELEGATION TO OFFICERS ON CONDITIONS

The Legal representative requested that a general delegation be given to Officers to add any conditions mentioned in a Committee report that may have been missed in the list of recommended conditions and to add these to the decision notice should the application be approved (subject to any additional conditions or required deletions by Members). The Legal representative explained that there was a case that if the Committee granted permission subject to a list of conditions, the Officers could not go back and add or amend conditions even if they were listed in the original report without reference back to the Committee.

RESOLVED: That a general delegation be given to Officers to add any conditions mentioned in a Committee report that may have been missed in the list of recommended conditions and to add these to the decision notice should the application be approved (subject to any additional conditions or required deletions by Members).

150. 22/503867/FULL - DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION, ERECTION OF A PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION AND A LOFT CONVERSION WITH REAR DORMER AND 1 NO. ROOF LIGHT TO THE FRONT SLOPE - 4 SCOTT STREET, MAIDSTONE, KENT

The Committee considered the report of the Head of Development Management.

In introducing the application, the Joint Team Leader (Development Management) (Householder Team) advised the Committee that the re-consultation period had expired on 17 November 2022 after publication of the agenda. No further neighbour representations had been received. However, the applicant had sought to rebut neighbour comments highlighting that the proposal would improve the quality of the accommodation and was in accordance with policy; it was not proposed to use the dwelling as a house in multiple occupation; and some of the works could be undertaken as permitted development.

Mr Wilson, the applicant, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report with delegated powers given to the Head of Development Management to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 9 – For 0 – Against 1 – Abstention

151. 22/501777/FULL - RENEWAL OF THE REAR DORMER, REPLACEMENT WINDOWS AND DOORS INCLUDING INTERNAL AND EXTERNAL REPAIRS AND 3 NO. EXTERNAL LIGHTS - 2 HILLSIDE COTTAGE, MALLING ROAD, TESTON, MAIDSTONE, KENT

The Committee considered the report of the Head of Development Management.

Councillor Coulling of Teston Parish Council, Mr Stratford, for the applicant, and Councillor Mrs Gooch, Visiting Member, addressed the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report with delegated powers given to the Head of Development Management to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 7 – For 2 – Against 1 – Abstention

152. 22/501778/LBC - LISTED BUILDING CONSENT FOR RENEWAL OF THE REAR DORMER, REPLACEMENT WINDOWS AND DOORS INCLUDING INTERNAL AND EXTERNAL REPAIRS. INSTALL MECHANICAL VENTILATION TO BATHROOM AND KITCHEN, 3 NO. EXTERNAL LIGHTS. RETROSPECTIVE REPLACEMENT CEILING WORKS TO THE TOP BEDROOM - 2 HILLSIDE COTTAGE, MALLING ROAD, TESTON, MAIDSTONE, KENT

The Committee considered the report of the Head of Development Management.

Councillor Coulling of Teston Parish Council, Mr Stratford, for the applicant, and Councillor Mrs Gooch, Visiting Member, addressed the meeting.

RESOLVED:

1. That listed building consent be granted subject to the conditions and informatives set out in the report with an additional condition to secure a more appropriate external lighting solution.
2. That the Head of Development Management be given delegated powers to be able to add, settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 8 – For 2 – Against 0 – Abstentions

153. 22/503914/FULL - ERECTION OF A TWO STOREY MANAGER'S HOUSE AND A DOUBLE CAR BARN (RE-SUBMISSION OF 21/506544/FULL) - STAPLEHURST TRANSITS, STAPLEHURST ROAD, MARDEN, KENT

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

Councillor Turner of Marden Parish Council, Mr Goldup, the applicant, and Councillor Brice, Visiting Member, addressed the meeting.

RESOLVED: That permission be refused for the reasons and informative set out in the report as amended by the urgent update report.

Voting: 5 – For 4 – Against 1 – Abstention

Note: Councillor Harwood left the meeting after consideration of this application (8.25 p.m.).

154. 22/500509/FULL - DEMOLITION OF EXISTING DERELICT GARAGE AND ERECTION OF A REPLACEMENT DOUBLE GARAGE. DEMOLITION OF EXISTING FRONT PORCH AND ERECTION OF A PART SINGLE STOREY, PART TWO STOREY FRONT

EXTENSION, A TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION - 48 RICHMOND WAY, MAIDSTONE, KENT

The Committee considered the report of the Head of Development Management.

Mr Gatting, an objector, addressed the meeting.

The Chairman read out a statement on behalf of Mr Tipping, agent for the applicant, who was unable to be present at the meeting.

RESOLVED: That permission be granted subject to the conditions and informatives set out in the report with delegated powers given to the Head of Development Management to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 7 – For 1 – Against 1 – Abstention

155. 22/503775/FULL - STATIONING OF TWO ADDITIONAL MOBILE HOMES WITHIN EXISTING GYPSY SITE TO ACCOMMODATE ADDITIONAL FAMILY MEMBERS AND ERECTION OF A DAYROOM - THE ACORNS, FRITTENDEN ROAD, STAPLEHURST, TONBRIDGE, KENT

The Committee considered the report of the Head of Development Management.

The Chairman read out a statement on behalf of Staplehurst Parish Council which was unable to be represented at the meeting.

Mr McKay, agent for the applicant, addressed the meeting on this application and application 22/503774/FULL (Delilah Lodge, Frittenden Road, Staplehurst, Tonbridge, Kent).

RESOLVED: That permission be granted subject to the conditions and informative set out in the report with delegated powers given to the Head of Development Management to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 8 – For 0 – Against 1 – Abstention

156. 22/503774/FULL - STATIONING OF TWO ADDITIONAL MOBILE HOMES WITHIN EXISTING GYPSY SITE TO ACCOMMODATE ADDITIONAL FAMILY MEMBERS AND ERECTION OF REPLACEMENT DAYROOM - DELILAH LODGE, FRITTENDEN ROAD, STAPLEHURST, TONBRIDGE, KENT

The Committee considered the report of the Head of Development Management.

The Chairman read out a statement on behalf of Staplehurst Parish Council which was unable to be represented at the meeting.

Mr McKay, agent for the applicant, had already addressed the meeting on this application and application 22/503775/FULL (The Acorns, Frittenden Road, Staplehurst, Tonbridge, Kent).

RESOLVED:

1. That permission be granted subject to the conditions and informative set out in the report with an additional informative encouraging the applicant to install an EV charging point on the dayroom.
2. That the Head of Development Management be given delegated powers to be able to add, settle or amend any necessary planning conditions/informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.
3. That the Head of Development Management be requested to investigate whether the Council can seek the installation of EV charging points in connection with gypsy and traveller developments.

Voting: 8 – For 0 – Against 1 – Abstention

157. 20/503709/FULL - CHANGE OF USE OF EXISTING PADDOCK TO PROVIDE A SHEPHERD HUT FOR USE AS HOLIDAY LET ACCOMMODATION AND 2 NO. OUTBUILDINGS (RETROSPECTIVE) - NORTHDOWN CROFT, PILGRIMS WAY, HOLLINGBOURNE, KENT

The Committee considered the report of the Head of Development Management.

RESOLVED: That permission be granted subject to the conditions set out in the report with delegated powers given to the Head of Development Management to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 9 – For 0 – Against 0 – Abstentions

158. 22/500222/FULL - DEMOLITION OF HEATHER HOUSE COMMUNITY CENTRE AND CONSTRUCTION OF A NEW COMMUNITY CENTRE AND CHANGE OF USE OF LAND TO PARKWOOD RECREATION GROUND. DEMOLITION OF THE PAVILION BUILDING AND ERECTION OF 11 NO. DWELLINGS ON THE SITE OF THE PAVILION AND PARTLY ON ADJACENT PARKWOOD RECREATION GROUND. BOTH WITH ASSOCIATED PARKING, VEHICULAR AND PEDESTRIAN ACCESS AND LANDSCAPING - HEATHER HOUSE AND PAVILION BUILDING, BICKNOR ROAD, MAIDSTONE, KENT

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

RESOLVED: That subject to:

- A. The prior completion of a Memorandum of Understanding to secure the Heads of Terms set out in the report to include a Monitoring Fee of £1,530; and
- B. The conditions and informatives set out in the report, as amended by the urgent update report, with:

The removal of the conditions relating to the installation of electric vehicle charging points if necessary to avoid duplication with Building Regulations; and

In the interests of openness and transparency, an additional informative referring to the existence of the Memorandum of Understanding (MOU) (the MOU to be attached to the Decision Notice);

the Head of Development Management be given delegated powers to grant permission and to be able to add, settle or amend any necessary Heads of Terms and planning conditions/informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 9 – For 0 – Against 0 – Abstentions

159. LONG MEETING

Prior to 10.30 p.m., after consideration of application 22/500222/FULL (Heather House and Pavilion Building, Bicknor Road, Maidstone, Kent), the Committee considered whether to adjourn at 10.30 p.m. or to continue until 11.00 p.m. if necessary.

RESOLVED: That the meeting should continue until 11.00 p.m. if necessary.

160. 22/504194/ADV - ADVERT APPLICATION FOR 1 NO. NON-ILLUMINATED FASCIA SIGN - MAIDSTONE INNOVATION CENTRE, GIDDS POND WAY, WEAVERING, KENT

The Committee considered the report of the Head of Development Management.

RESOLVED: That permission be granted subject to the conditions set out in the report with delegated powers given to the Head of Development Management to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Voting: 9 – For 0 – Against 0 – Abstentions

161. APPEAL DECISIONS

The Committee considered the report of the Head of Development Management setting out details of appeal decisions received since the last meeting.

The Head of Development Management advised the Committee that the appeal against the decision to refuse application 21/502307/OUT (The Three Ashes, Boxley Road, Walderslade) had been allowed. This was due to the Council being too specific on the conditions imposed on an outline planning application. The issue would be included in Member training going forward.

RESOLVED: That the report be noted.

162. DURATION OF MEETING

6.35 p.m. to 10.31 p.m.