

WATERINGBURY PARISH COUNCIL

Minutes of Planning Committee meeting Tuesday 4th June 2024 held after the Parish Council meeting at Wateringbury Village Hall.

Present: Cllr Stuart Mathieson (chair) Cllr Bob Edmunds Cllr Kamal Dave
Cllr Emma Doyle Cllr Lin Simons

Steve Hill – Clerk
Ela Bird – Rostrum Correspondent
Public – 0

1. Apologies for Absence

Cllr Michael Wells and Cllr Frances Fielding

2. Declarations of Interest/Dispensations

None declared.

3. Minutes of Planning Committee Meeting 7th May 2024.

The minutes were **agreed** as correct and signed by the chair.

4. Planning applications:

24/00724/PA - PROPOSAL: Section 73 application to Vary Condition 14 (Plans list) of planning permission TM/23/00648/FL (Section 73 application to Vary Condition 1 (Plans List) of planning permission TM/23/00114/NMA (Non-Material Amendment to planning permission TM/21/01490/FL to add a plans list condition) (Redevelopment of existing commercial nursery and garden centre with 4 detached residential units with garaging facility and, associated works, including vehicular access.) To allow revisions to the rear, extensions garage, front porch and roof of plot 2) for changes to house designs to suit self-builders requirements.

LOCATION: 39, Former Cromar Nursery, Livesey Street, Wateringbury, Maidstone, ME18 5BQ

<https://planning.agileapplications.co.uk/tmbc/application-details/157845>

Cllrs discussed the request and had no objections or concerns.

24/00776/PA - PROPOSAL: Retrospective planning permission for outbuilding

LOCATION: 3, MILL LANE, WATERINGBURY, MAIDSTONE, ME18 5PE

<https://planning.agileapplications.co.uk/tmbc/application-details/157902>

The resident is in a conservation area and has been building an outbuilding without planning permission. Cllrs have been informed that despite a visit from the enforcement officer advising he needed permission, he continued to build. Subsequently he was advised to demolish the building or apply for retrospective permission which he has now done. The Cllrs discussed the request and object on the grounds of the building being in a conservation area, being too close to the boundary wall and not within the design of surrounding buildings.

24/00765/PA PROPOSAL: Tree Notification Conservation Area - G1-Group of 10 Leylandii - Dismantle to ground level, due to public safety as several stems having already failed. The trees also have little amenity value.

LOCATION: 4, HILLSIDE COURT, WATERINGBURY, MAIDSTONE, ME18 5DF

<https://planning.agileapplications.co.uk/tmbc/application-details/157892>

Cllrs discussed the request and had no objections and refer these to the Tree officer.

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24/00836/PA - PROPOSAL: Proposed comprehensive landscaping works to garden of house including outdoor BBQ/cooking range, the replacement and enlargement of existing steps and retaining walls to terraces, the repairing and 'levelling off' the height of front wall, the creation of new raised patio area and access steps to side of existing annex and the installation of garden lighting.

LOCATION: LITTLE CANON, 229, CANON LANE, WATERINGBURY, MAIDSTONE, ME18 5PJ

<https://planning.agileapplications.co.uk/tmbc/application-details/157962>

Cllrs discussed the request and feel there is insufficient information to be able to make an informed decision as there is no detail showing the impact of this request.

24/00372/PA PROPOSAL: Outline planning application with all matters reserved (except for access) for development of land to west of Hermitage Lane and East of Kiln Barn Road comprised of: a residential-led development including affordable housing; a new village centre including a primary school; ancillary commercial, community and employment floorspace; strategic open space, parkland, child play provision and sustainable drainage infrastructure; new access points and associated transport infrastructure. Application supported by an Environmental Statement.

LOCATION: DEVELOPMENT SITE LAND EAST OF KILN BARN ROAD AND WEST OF, Hermitage Lane, Aylesford

<https://planning.agileapplications.co.uk/tmbc/application-details/157486>

It is evident from the developers TA that the proposed development's surrounding road infrastructure would not cope with the additional traffic generated and would unrealistically rely upon new residents using, buses, which currently run at 3-4% occupancy, bikes or walking, as their preferred means of transport rather than their own vehicles.

24/00500/PA - PROPOSAL: Lawful Development Certificate Existing: Historic use of a former farmyard for (i) a storage yard/base for a fencing contractors and (ii) a storage yard/base for scaffolding contractors (Land known as Knole Farm, Malling Road, Teston)
LOCATION: LAND ADJOINING, Red Hill, Wateringbury, Maidstone

<https://planning.agileapplications.co.uk/tmbc/application-details/157576>

Cllrs discussed the request and do have concerns and support our borough councillors review of the planning request and will present our objections when appropriate.

24/00501/PA - PROPOSAL: Retrospective application for the extension of a fencing contractors base/storage yard and erection of a new storage building (Land known as Knole Farm, Malling Road, Teston)

LOCATION: LAND ADJOINING, Red Hill, Wateringbury, Maidstone

<https://planning.agileapplications.co.uk/tmbc/application-details/157599>

Cllrs discussed the request and do have concerns and support our borough councillors review of the planning request and will present our objections when appropriate.

24/00502/PA Planning Permission (Minor Development) - LAND ADJOINING, Red Hill, Wateringbury, Maidstone Change of use of land to extend existing storage yard (Retrospective) (Land known as Knole Farm, Malling Road, Teston)

<https://planning.agileapplications.co.uk/tmbc/application-details/157602>

We object to these three proposals on the grounds of Highway Safety, Traffic generation, Noise, dust and air pollution. This is a retrospective application to legitimise an originally unapproved industrial site development. The extended development can be seen by residents in Red Hill and noise generated by the extra industrial activity will cause noise pollution Malling Road from the North Pole Public House to Teston village is too narrow to sustain HGV's.

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Any increase in traffic on this road is not desirable with the increased pressure on the local road infrastructure from other new housing developments in the immediate area. Cllrs discussed the request and do have concerns and support our borough councillors review of the planning request and will present our objections when appropriate.

Borough Council called in the above 3 applications to go before the Planning Inspectorate for decision.

22/01570/OA PROPOSAL: Outline Application: All matters reserved except for access for the erection of up to 52 residential dwellings, including affordable housing, open space and landscaping, roads, parking, drainage and earthworks. New access to be formed from Wateringbury Road.

LOCATION: Land North East And South Of 161, Wateringbury Road

<https://planning.agileapplications.co.uk/tmbc/application-details/3385>

Clerk has made Objections based on Traffic increases at Wateringbury crossroads but additional comments can be provided after our meeting.

5. **Close of Meeting**
The meeting closed at 9.45pm
6. **Date of Next Meeting – Tuesday 2nd July after the Parish meeting.**

Signed.....

Date.....