

Session 11 –Development Management Policies.

No.	Issue.	Timescale.	Response.
11.1	DM4 MBC to make this change as discussed which would exclude residential gardens in the countryside from the application of Policy DM4. Council to amend the text to Policy DM4 as discussed. Delete 'is also in principle' and replace with 'has potential to be'	29/11/16	The Council has included an amendment in the combined schedule of changes to be used at the session on 1 December.
11.2	DM5 MBC to redraft Policy DM5 – start with smaller developments in AQMA and work up to those that would have the biggest impacts in Exceedance Areas.	29/11/16	The Council agrees that the policy would be improved through careful redrafting, and notes the newly issued agenda for session R6 on 13 December. The Council proposes to provide a detailed redraft of Policy DM5 as part of its response to agenda question R5.4 of that session.
11.3	DM6 Proposed Change PC/111 is supported	29/11/16	The proposed change is included in the schedule to be used at the 1 December hearing session.
11.4	DM7 Proposed Change PC/112 is supported but delete word 'neighbour' from criterion 2. DM22 Council to amend policy to remove 'above' from Criterion 1 above, and replace with '14 below'	29/11/16.	The proposed change is included in the schedule to be used at the 1 December hearing session. This change relates to Policy H1(10) rather than DM22. The changes have been made in the schedule of changes.
11.5	DM24 Proposed Change PC/114 is supported subject to MBC to amend 3(i) 'Demonstrate that the impacts of trips generated to and from development are <i>accommodated</i> , remedied or mitigated <i>to prevent severe residual impacts</i> including, where <i>necessary</i> , an exploration of delivering mitigation measures ahead of the development being occupied.'	29/11/16	The proposed change is included in the schedule to be used at the 1 December hearing session.

11.6	SP17 Inspector to write to MBC about concerns on modified Policy SP17 wording following Session 4 especially that it would be more effective to set out the full list of development in the countryside that other plan policies permit with appropriate cross-referencing. Current list is non inclusive and would invite dispute.	29/11/16	The Council will consider any recommendations from the Inspector when these are received. Further changes have been proposed and incorporated into the revised version of the policy in the schedule of changes.
11.7	DM42 Council to amend text at 19.30 to delete final sentence and replace with cross reference policy to SP17.	29/11/16	The proposed change is included in the schedule to be used at the 1 December hearing session.
11.8	DM43 Suggested amendment. 'The site is already well screened year round by buildings and/or planting and that screening is to be reinforced as necessary with planting by indigenous species'	29/11/16	The proposed change is included in the schedule to be used at the 1 December hearing session.
11.9	Inspector to set out written comments on AONB unit written reps in DM policies	29/11/16	This action is for The Inspector
11.10	DM41 MBC to look at further modification for effectiveness that would set out criteria first for businesses to expand where they are, then, if not criteria cannot be met, relocate to Economic Development site or settlement. Delete reference to third stage in sequential test. Businesses would need to argue an exception to policy if looking at new sites in countryside.	29/11/16	The proposed change is included in the schedule to be used at the 1 December hearing session and is reproduced below.

Policy DM41 – Expansion of existing businesses in rural areas

Amend Policy DM41 to read:

Expansion of existing businesses in rural areas

~~Where significant adverse impacts on the rural environment and amenity would result from expansion, rural businesses requiring expanded premises should look to relocate to one of the Economic Development Areas identified in policy DM21 or to a site within Maidstone urban area or one of the rural service centres. Where it is demonstrated that there would be no significant adverse impacts on the rural environment or amenity or that relocation cannot be achieved, the expansion of existing industrial or business enterprises which are currently located outside of the settlement boundaries as defined on the policies map will be permitted where:~~

1. Planning permission will be granted for the sustainable growth and expansion of rural businesses in the rural area where:

1. ~~There is no significant increase in the site area of the enterprise. Minor increases and rounding off the existing site will be acceptable;~~
2. ~~There is no significant addition of new buildings. (i) New buildings may be permitted, provided they are small in scale and provided the resultant development as a whole is appropriate in scale for the location and can be satisfactorily integrated into the local landscape;~~
3. ~~(ii) The increase in floorspace would not result in unacceptable traffic levels on nearby roads or a significant increase in use of an existing substandard access;~~
4. ~~(iii) The new development, together with the existing facilities, will not result in an unacceptable loss in the amenity of the area. In particular the impact on nearby properties and the appearance of the development from public roads will be of importance; and~~
5. ~~(iv) The No open storage of materials will be permitted unless can be adequately screened from public view throughout the year.~~

2. Where significant adverse impacts on the rural environment and amenity would result from expansion, rural businesses requiring expanded premises should look to relocate to one of the Economic Development Areas identified in policy DM21 or to a site within Maidstone urban area or one of the rural service centres.