

REPORT SUMMARY

REFERENCE NO - 16/502434/FULL		
APPLICATION PROPOSAL Demolition and rebuilding of north wall		
ADDRESS King Street Car Park, Maidstone		
RECOMMENDATION – GRANT PLANNING PERMISSION		
SUMMARY OF REASONS FOR RECOMMENDATION 1. The proposal is considered to comply with the Development Plan and there are no material considerations to indicate a refusal.		
REASON FOR REFERRAL TO COMMITTEE <ul style="list-style-type: none"> The Council is the applicant 		
WARD High Street	PARISH/TOWN COUNCIL n/a	APPLICANT Maidstone Borough Council
DECISION DUE DATE 06/06/16	PUBLICITY EXPIRY DATE 11/05/16	OFFICER SITE VISIT DATE 20/04/16
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		
App No	Proposal	Decision
13/2186	Demolition and rebuilding of wall	Withdrawn
14/0203	Demolition and rebuilding of wall	Approved

1. 0 POLICIES

Maidstone Borough-Wide Local Plan 2000: None specific
 Submission Version of the Maidstone Borough-Wide Local Plan (2016): DM1, DM3
 Government Policy: National Planning Policy Framework
 National Planning Policy Guidance

2. 0 CONSULTATIONS

- 2.1 Conservation Officer: Do not wish to object.
- 2.2 Kent County Council Heritage Conservation Unit: No comments.
- 2.3 Kent County Council Highways: No objections.

3.0 CONSTRAINTS

- 3.1 Adjoins Maidstone Holy Trinity Conservation Area

4.0 REPRESENTATIONS

4.1.1 None to date.

5.0 CONSIDERATIONS

5.1 Site Description

5.1.1 This application relates to a wall, which is located to the north of an existing public car park in Maidstone Town Centre. To the north of the wall is a private road serving a taxi business. The wall runs along the southern boundary of Maidstone Holy Trinity Conservation Area.

5.2 Proposal

5.2.1 Planning Permission is sought for the demolition and rebuilding of the wall, which is in a poor state of repair. This would involve the introduction of gabion walling with a ragstone face, with masonry above and a chain link fence on top.

5.3 Visual Impact

5.3.1 The existing wall is currently in a poor state of repair and fragmentary condition. Indeed, it is a mixture of ragstone and brick and has the appearance of having been repaired in places. I do not consider that in its current form, the wall makes a positive contribution to the character and appearance of the Conservation Area and its demolition is not, therefore, considered harmful to the Conservation Area.

5.3.2 The proposed design is similar to that approved under extant permission 14/0203 and is a mixture of ragstone and brick. This design is considered appropriate to the Conservation Area setting and visually acceptable.

5.3.3 Although the addition of chainlink fencing is not ideal, it is in keeping with the character of the surroundings, which includes chainlink fencing, used elsewhere to the car park, and palisade fencing, to enclose a private car park north of the site.

5.3.4 Furthermore, it is a permeable type of fencing, so would have relatively limited visual impact because there would be views through it. It would also not be of an excessive height (projecting only approximately 700mm above the top of the wall).

5.3.5 I conclude that the proposal would preserve visual amenity and the character, appearance and setting of the Conservation Area. I note that the Conservation Officer has not objected.

5.4 Residential Amenity

5.4.1 Due to the nature, scale and siting of the works, there are no significant residential amenity issues.

5.5 Other Matters

5.5.1 Due to the nature and scale of the proposal, there are no significant archaeological issues. There are no significant highways issues, due to the position of the wall, set back from the public highway.

6.0 CONCLUSION

- 6.1 The proposed development would preserve the character and appearance of the Conservation Area and complies with the Development Plan. Approval is recommended.

7.0 RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

drawing no.s 13140/01A and 13140/02 received on 04/04/16 and a site location plan received 06/04/16;

Reason: To preserve the setting, character and appearance of the Conservation Area.

3. The development shall not commence until samples of the bricks to be used in the construction of the external surfaces of the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To preserve the setting, character and appearance of the Conservation Area.

INFORMATIVE

It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.