

Urgent Update: Item 14, Page 11

20-28 MOTE ROAD, MAIDSTONE, KENT

16/500411

Additional Representation

One additional comment has been received from a Maidstone resident stating that she does not have access to a computer, but would like her concerns to be heard. She considers that the female facilities are poor and the mosque will be hidden behind more shops.

Officer Comments

The level zero floor plan (basement level) provides a female toilet block, shower facilities along with a changing and ablutions area. Level one (ground floor) provides another lobby area for females, along with a ladies room, dedicated baby change area, kitchen and disabled toilet. No objections have been raised by the Environmental Health Officer that any of the facilities provided are below standard.

The three shops units are small and low key and form part of the mosque. They will be linked to the mosque via the use of planning conditions. The two main entrances into the mosque are located either side of the shop units and face onto Mote Road. The entrances are easily identified and are not hidden, unlike the current entrance which is located behind the main building frontage and under a flat roof structure. The new entrances and shop units are considered to provide an improved front elevation and active street frontage onto Mote Road, as required by the relevant planning policies.

Amendments to Conditions

It has been noted that condition 11 has a typing error and conditions 13, 15 and 18 imposed by the Environmental Health Officer require reasons for the conditions. As a result, conditions 11, 13, 15 and 18 have been amended in the recommendation below.

Recommendation

The recommendation remains unchanged as a result of the additional comments from a local resident. However, condition 11 below has been amended to address the typing error and conditions 13, 15 and 18 suggested by the EHO have been amended to include the reasons for the conditions:

- (11) No demolition/construction activities shall take place, other than between 0800 to 1800 hours Monday to Friday and 0800 to 1300 hours Saturday, with no working activities on Sunday or Bank Holiday.
In addition to these hours of working the Local Planning Authority may approve in writing a schedule of activities where it is necessary for safety reasons to conduct works during a railway possession or road closure, outside the hours specified in this condition.

Reason: To safeguard the amenities of the occupiers of the neighbouring residential properties.

- (13) Prior to the first use of the premises, details of any plant (including ventilation, refrigeration and air conditioning) or ducting system to be used in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The scheme shall ensure that the noise generated at the boundary of any noise sensitive property shall not exceed Noise Rating Curve NR35 (in areas of low background sound levels a target of NR30 shall be achieved) as defined by BS8233: 2014 Guidance on sound insulation and noise reduction for buildings and the Chartered Institute of Building Engineers (CIBSE) Environmental Design Guide 2006. The equipment shall be maintained in a condition so that it does not exceed NR35 as described above, whenever it's operating. After installation of the approved plant, no new plant or ducting system shall be used without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of the neighbouring residential properties.

- (15) The rating level of noise emitted from the proposed plant and equipment to be installed on the site (determined using the guidance of BS 4142: 2014 Rating for industrial noise affecting mixed residential and Industrial areas) shall be at least 5dB below the existing measured ambient noise level LA90,T during the night time period. For the purpose of the assessment the Authority will accept 23:00 – 07:00 hours as covering the night time period.

Reason: To safeguard the amenities of the occupiers of the neighbouring residential properties.

- (18) Prior to the commencement of the development a Code of Construction Practice shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall then be carried out in accordance with the approved Code of Construction Practice and BS5228 Noise Vibration and Control on Construction and Open Sites and the Control of dust from construction sites (BRE DTi Feb 2003), unless previously agreed in writing by the Local Planning Authority.

The code shall include:

- An indicative programme for carrying out the works;
- Measures to minimise the production of dust on the site;
- Measures to minimise the noise (including vibration) generated by the construction process to include the careful selection of plant and machinery and use of noise mitigation barrier(s);
- Maximum noise levels expected 1 metre from the affecting façade of any residential unit adjacent to the site(s);
- Design and provision of site hoardings;

- Management of traffic visiting the site(s) including temporary parking or holding areas;
- Provision of off road parking for all site operatives;
- Measures to prevent the transfer of mud and extraneous material onto the public highway;
- Measures to manage the production of waste and to maximise the re-use of materials;
- Measures to minimise the potential for pollution of groundwater and surface water;
- The location and design of site office(s) and storage compounds;
- The location of temporary vehicle access points to the site(s) during the construction works;
- The arrangements for public consultation and liaison during the construction works.

Reason: To safeguard the amenities of the occupiers of the neighbouring residential properties and to protect the quality of the environment and highway safety.