

**MAIDSTONE BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**27 JUNE 2019**

**REPORT OF THE HEAD OF PLANNING AND DEVELOPMENT**

**DEFERRED ITEMS**

The following applications stand deferred from previous meetings of the Planning Committee. The Head of Planning and Development will report orally at the meeting on the latest situation.

<b>APPLICATION</b>	<b>DATE DEFERRED</b>
<p><u>18/505541/FULL - ERECTION OF A CHALET STYLE RESIDENTIAL PROPERTY WITH DETACHED GARAGE AND LANDSCAPING - LAND OPPOSITE ST ANNS, CHAPEL LANE, THURNHAM, KENT</u></p> <p>Deferred to negotiate amendments to the scheme to mitigate its impact on the countryside, the wider rural character of the area and the historic setting; this to include:</p> <ul style="list-style-type: none"><li>• Incorporation of the pond and ditches into the scheme;</li><li>• Soft domestic boundaries;</li><li>• Incorporation of integrated niches for wildlife and renewable energy measures such as solar panels; and</li><li>• Exploration of a vernacular design taking cues from historic buildings along Chapel Lane (elevations and materials).</li></ul>	<p>25 April 2019 adjourned to 29 April 2019</p>
<p><u>19/500271/FULL - CHANGE OF USE OF LAND FOR THE STATIONING OF 20 HOLIDAY CARAVANS WITH ASSOCIATED WORKS INCLUDING LAYING OF HARDSTANDING AND BIN STORE - OAKHURST, STILEBRIDGE LANE, MARDEN, TONBRIDGE, KENT</u></p> <p>Deferred to:</p> <p>Seek further information to assess the visual impact, the potential level of harm, the details of the mitigation and the benefits arising, this to include:</p> <ul style="list-style-type: none"><li>• Details of the actual layout of the site including hard and soft landscaping and any associated facilities and lighting;</li></ul>	<p>30 May 2019</p>

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| <ul style="list-style-type: none"><li>• Details of the scale and design parameters;</li><li>• Further detail in terms of demonstrating both local and longer distance views and how these can be mitigated;</li><li>• More details in terms of landscaping, including a net gain for biodiversity with the incorporation of hedgerow trees reflecting the Council's Landscape Character Assessment Guidance in the proposed mixed native hedgerow along the northern boundary of the site, extension of the Ancient Woodland buffer westward to provide a habitat link to the pond and ditch network on the Stilebridge Lane frontage and fencing along the Ancient Woodland buffer (Chestnut spile);</li><li>• Details of the lighting strategy; and</li><li>• Clarification in terms of sustainability (role of rural tourism), the economic benefits and the business model, including identification of the need for this type of use, the model for occupation (for example, whether these would be short-let units managed by the site owners) and information about how the site and the landscape and ecology elements would be managed.</li></ul> |  |
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