

REFERENCE NO - (A) 19/502299/SUB (B) 19/501763/SUB		
APPLICATION PROPOSAL (A) Details to Discharge Condition 17 (Energy) Subject to 17/502072/OUT (210 dwellings) (B) Details pursuant to condition 2 (materials), condition 4 (ragstone) for 18/505417/REM (Reserved Matters for 210 dwellings)		
ADDRESS Land South Of Forstal Lane Coxheath Kent		
RECOMMENDATION Application Permitted		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed details are all acceptable in terms of meeting the reason for imposing the conditions and hence these conditions should be discharged.		
REASON FOR REFERRAL TO COMMITTEE The Planning Committee of 31 January 2019 resolved that all details pursuant to the planning permission on this site must be reported to Planning Committee		
WARD Coxheath And Hunton	PARISH/TOWN COUNCIL Coxheath	APPLICANT Chartway Group Ltd
TARGET DECISION DATE 03/06/19		PUBLICITY EXPIRY DATE 02/05/19

Relevant Planning History

17/502072/OUT - Outline Application for residential development for up to 210 dwellings together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure (Access being sought). Approved 27.02.2018.

Pursuant to the outline permission a number of details have already been approved, principally:

- Condition 4(i): Archaeological field evaluation works. Approved 25.07.2018
- Variation to Condition 5: All Existing Hedgerow To Be Retained to allow a temporary construction access. Approved 09.10.2018
- Variation to Condition 18: Badger Mitigation Strategy. Approved 08.11.2018
- Condition 13 - Ecological Design Strategy. Approved 24.10.2018
- Condition 4(ii) - Further archaeological investigation to amend the Badger Mitigation Approach. Approved 12.11.2018
- Approval of Reserved Matters for Appearance, Layout, Scale and Landscaping and details pursuant to conditions 6 (Arboricultural Method Statement); 7 (Tree Protection) and 24 (Minimise Risk of Crime). Approved 18.02.2019
- Non Material Amendment to vary Condition 19 (EV Charging Points) for the provision of 'Wallpod' charging points of 3.6kW or faster. Approved 17.12.2018

Currently pending consideration:

Details for the outline planning permission relating to conditions 8 and 9 (Drainage), 12 (Lighting scheme) and 22(Footpath and PROW)

Details for the reserved matters consent relating to condition 3: (Joinery details)

condition 5 (play area), condition 6 (external lighting) and condition 8 (planting details)

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The site of 7.79ha was allocated for residential development in the adopted Plan (Policy H1(58)) and lies to the south of Forstal Lane, adjoining the existing estate of Park Way and Mill Road to the west and north of the recently constructed housing development of Willow Grange.
- 1.02 The site was rough grassland and generally enclosed by hedgerows to its boundaries. The site has an access onto Forstal Lane to the northern boundary and a public footpath, KM67 runs north to south along the eastern boundary, into the Willow Grange development and then to Heath Road.
- 1.03 To the North East of the site, Forstal Lane becomes Well Street, a narrow lane which leads to Loose.
- 1.04 The site is now under construction.

2. PROPOSAL

- 2.01 This report deals with 2 applications that seek to discharge details required by 1 condition attached to the outline planning permission and 2 conditions attached to the reserved matters consent.
- 2.02 Condition 17 requires details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development to ensure an energy efficient form of development.
- 2.03 The submission details that a 1kw panel made up of a 4 panel array panel will serve the communal area for the flatted block A consisting of 11 units.
- 2.04 The submitted Energy Statement by the FES Group sets out how the proposed building fabric, thermal bridging details and heating and ventilation systems will provide a large reduction in energy requirements through the fabric first approach. The report states that forecasted emission rates and fabric efficiency ratings exceed the Government's targets at central level and meet the requirements of the NPPF, to reduce energy and improve carbon reduction for new development.
- 2.05 In terms of the discharge of the condition, the report considers options of Solar Thermal, Photovoltaic Panels and Air Source Heat Pump and concludes to provide photovoltaic panels to the flatted development in preference to using any solar thermal. The use of heat pumps is not proposed- they are said to have a minimal carbon benefit as electricity has a much higher carbon factor than gas. They refer to anecdotal evidence which suggests differing models are achieving mixed levels of performance.
- 2.06 Condition 2 of the reserved matters application requires details of the materials of the block paving and of the external surfaces These were to be vernacular and include: Kentish Ragstone to plots 1 and 208; stock brickwork, clay tile hanging, composite weatherboarding and plain clay and/or natural or composite (ie slate waste) slate roof tiles. Condition 4 was for a sample panel of the ragstone to an agreed mortar mix for plots 1 and 208 and feature entrance walling. The reason for both conditions being to ensure a satisfactory appearance of development.
- 2.07 The submission has been revised and now comprise the following:
 - Blocked paving- Omega concrete in burnt oak or Brindle.

- Bricks: Chartham Multi stock; Arden Special Reserve Light orange stock; Arundel yellow multistock
- Cladding: Hardieplank artic white (textured); natural red clay hanging tiles to 18 plots and rustic concrete hanging tiles to 10 plots
- Clay tiles to 146 plots (colour Flanders or Tuscan)
- SVK Montana artificial fibre cement slate (coated with a water and moss resistant resin layer) to 64 plots
- Ragstone sample panel (on their site at Ulcombe Road, Headcorn) for use on plots 1 and 208 and entrance walls. The agent has confirmed use of a flush joint using a ratio of 1:1:4 mix with a ready-made lime mortar mix, made up of 1 part cement: 1 part lime and 4 part sand with a random coursed split face.

3. POLICY AND OTHER CONSIDERATIONS

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Borough Local Plan 2017: H1 (58); DM1

4. CONSULTATIONS

n/a

5. APPRAISAL

- 5.01 In terms of Application (A), Members may be aware that in early 2016, the Government diverted from a "zero carbon homes policy" with a rationale to rely on Building Regulations in terms of the 'fabric first' approach. Therefore the energy efficiency of houses is under increasing scrutiny through the Building Regulations with SAP (Standard Assessment Procedure) testing of insulation and boilers etc so that there is a lessened need for 'renewables' because of the focus having been made on reducing the consumption of energy.
- 5.02 Notwithstanding the above, the developers have proposed the use of PV panels on the apartment block (which is part of the affordable rented housing on the site) to serve communal areas. This is acceptable to meet the terms of the condition and remains in accordance with policy DM1 which requires good design respecting the character of the area.
- 5.03 In terms of external materials, application (B), this is a site with 2 prominent new edges to the village and has a land level rise in the order of 11m from Forstal Lane so the roofscape of the site in addition to the 2 main frontages (ie east and north) will be particularly visible. The quality of materials is therefore important. The NPPF, Building for Life 12 and the Maidstone BfL12 all support quality vernacular materials for new housing development.
- 5.04 The proposed facing bricks are all stock bricks and are considered to be appropriately vernacular. The proposed paving blocks are concrete but are acceptable colour and texture in this context.
- 5.05 The artificial cement fibre weatherboard cladding is of a type that is commonly used due to lower maintenance burden and, on modern houses in a non-heritage location such as this site, is considered to be acceptable. The proposed clay hanging tiles are appropriately vernacular. The concrete hanging tiles are not but in this case, they are restricted to parts of the site well away from the rural edge and on a minority of the plots.

- 5.06 The scheme originally comprised mainly concrete roof tiles. These have been amended to clay tiles to the majority of the plots which are considered to be appropriately vernacular and which will weather well over the long term in this visually prominent site.
- 5.07 There is no proposed use of natural or composite slate using slate waste. However, the fibre cement slate proposed is one that is indicated to be coated to be resistant to water and moss to improve the weathering properties compared to the more natural alternatives. On balance, this is considered to be acceptable and is used on a minority (30%) of the site, with the natural clay tiles being predominant..
- 5.08 Overall the details are considered to comply with policy DM1 of the MBLP and both the national and Maidstone's Building for Life 12.

6. CONCLUSION

- 6.01 The proposed details are all acceptable in terms of meeting the reasons for imposing the conditions and hence these conditions should be discharged.

RECOMMENDATION

(A) 19/502299/SUB

Approve the submitted details.

Informative

- 1) This decision is based on the following documents/drawings: Energy Statement received 02 May 2019; Email dated 18 June 2019; Drawing CON587_SK_CAC_027.

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Approve the submitted details.

Informative

- 1) This decision is based on the following documents/drawings:
CON587_SK_CAC_024 D Cladding Finishes Plan; CON587_SK_CAC_22 Roof Finishes Plan; CON587_SK_CAC_23 Wall Finishes Plan; CON587 rev C External Finishes Palette; Agent Email (Mortar Mix) dated 10 June 2019; Ragstone Sample panel 10 June 2019.

Case Officer: Marion Geary