

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) (B0 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 have been revised in response to the Planning Committee resolution of 25 July 2019 and are now all adequately 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. The cases were deferred from the Planning Committee meeting of 25 July 2019.		
WARD Coxheath And Hunton	PARISH/TOWN COUNCIL Coxheath	APPLICANT Chartway Group Ltd
TARGET DECISION DATE 03/06/19		PUBLICITY EXPIRY DATE 16/07/19

MAIN REPORT

1. BACKGROUND

1.01 These cases were deferred from the Planning Committee meeting of 25 July 2019 for the following reasons:

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“That consideration of this application be deferred for further negotiations to secure the provision of renewable energy measures for every unit in the apartment block as well as the communal areas and that if this cannot be achieved, delegated powers be given to the Head of Planning and Development to refuse the application on the basis that a sufficiently energy efficient form of development would not be achieved and the development would therefore not comply with the outline planning permission”

1.03 Application (B) 19/501763/SUB

“That consideration of this application be deferred for further negotiations to secure more ragstone within the development and a lime mortar mix for use with the ragstone”

1.04 The previous report and urgent updates are appended.

2. PROPOSAL

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2.01 The applicant has re-clarified that they cannot pragmatically secure PV sourced energy to all apartments in the block and have retained the proposal to only supply communal areas of the apartment block. The reasons were detailed in the Urgent Update to the last Committee.

2.02 However, in response to Members' concerns, they have now indicated an additional 20 dwellings to have PV panels, these being plots 114-115; 151-157;159-162; 164;173-178. All of these plots (as is the apartment block) are affordable rented units.

2.03 The applicant has confirmed the percentage of predicted energy consumption of these dwellings: a typical house type is as follows:

Baseline Emissions. = 1,536.33 Kg CO2
Fabric First Emissions = 1,473.62 Kg CO2
Total Reduction = 4.08%
PV Emissions = 1,171.95 Kg CO2
Total Reduction Including PV = 23.72%

Baseline Energy. = 6,147.45 kWh/Year
Fabric First Energy = 6,158.85 kWh/Year
Total Reduction = -0.19%
PV Energy = 5,577.83 kWh/Year
Total Reduction Including PV = 9.27%

2.04 Thus a 1 kWp PV installed on typical house can offset 19.64% of emissions and 9.217% of energy. This figure can vary slightly as unit sizes and orientations vary.

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2.05 The applicant has amended the drawing to show extra screen walling in ragstone and has confirmed it will use a 1:1:6 mortar mix(cement:lime:sand). The extra screen walling is to the garden boundaries that have a visibility to the public domain an include plots 44, 72, 83, 86, 93, 98.

3. APPRAISAL

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3.01 The significant increase in the number of PV panels on the site will go beyond the quantitative requirement that Members expressed in the resolution, notwithstanding that the number of PV panels to the apartment block has remained as originally proposed. Clarity has also been provided as to the energy savings resulting.

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3.02 The mortar mix originally proposed did in fact include lime in a ratio of 1 part cement to 1 part lime to 4 parts sand. The justification from the applicant was that using smaller amounts of Portland cement as an additive to a lime mortar assists the 'going-off' or 'setting' time limits of the mortar, allowing for the chemical reaction to occur before shrinkage occurs, thereby assisting the build process and structural strength of the wall in question whilst avoiding the need to cover the walling and plinths (in this instance) in hessian.

3.03 However, in response to Member's concerns, the applicant has agreed to increase the amount of sand to give a ratio to 1:1:6. This takes down the proportion of cement within the mortar, so it is less rigid. As this is a situation where the ragstone is a cladding rather than the only structural element (as would occur in a heritage situation) it is considered this is an acceptable compromise.

3.04 Extra ragstone walling has been added in the form of garden walls to 6 plots, additional to the original submission of ragstone to the dwellings of plots 1 and 208.

4. CONCLUSION

- 4.01 It is considered that proposed details have been revised which positively respond to the Planning Committee resolution and are now all adequately acceptable in terms of meeting the reason for imposing the conditions and hence these conditions should be discharged.

5. RECOMMENDATION

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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; Email dated 6 August 2019; Drawing CON579_SK_CAC_030

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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 B Roof Finishes Plan; CON587_SK_CAC_23 D Wall Finishes Plan; CON587 rev C External Finishes Palette; Ragstone Sample panel 10 June 2019; CON587_SK_CAC_029 REV B; Email dated 6 August 2019.

Case Officer: Marion Geary