

<b>REFERENCE NO -</b>		
(A) 19/504596/SUB		
(B) 19/505163/SUB		
<b>APPLICATION PROPOSAL</b>		
(A) Submission of Details to Discharge Condition 8 (Details and Timetables of Proposed Planting) Subject to 18/505417/REM (210 dwellings together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure)		
(B) Submission of Details to Discharge Condition 5 (Children’s Play Space) Subject to 18/505417/REM (210 dwellings together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure)		
<b>ADDRESS</b> Land South Of Forstal Lane Coxheath Kent		
<b>RECOMMENDATION</b> Applications Permitted		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b>		
The proposed details are all acceptable and accord with the reasons for imposing the conditions and relevant policies DM1, DM3 and DM19 of the Maidstone Borough Local Plan.		
<b>REASON FOR REFERRAL TO COMMITTEE</b>		
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.		
<b>WARD</b>	<b>PARISH/TOWN</b>	<b>APPLICANT</b> Chartway Group Ltd
Coxheath And Hunton	<b>COUNCIL</b> Coxheath	
<b>TARGET DECISION DATE</b>	<b>PUBLICITY EXPIRY DATE</b>	
11/10/19	11/09/19	

### **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

Condition 3 (Construction Method Statement) Condition 16 (Contamination) and Condition 23 (Foul Water and Surface Water Drainage Strategy) Approved 20.03.2019

Condition 17 (Energy) Subject to 17/502072/OUT (210 dwellings) Approved 23.08.2019

Condition 8 (Surface Water Drainage details), Condition 9 (Implementation of Sustainable Drainage), Condition 12 (Lighting scheme) and Condition 22(Footpath and PROW) Approved 02.10.2019

Regularisation of site access arrangements at Forstal Lane to accord with S278 approved highway design Approved 20.12.2019

Pursuant to the Reserved Matters consent, details have already been approved as follows:  
Condition 2 (materials), condition 4 (ragstone) Approved 23.08.2019  
Condition 3: Joinery details Condition 6 (Lighting) Approved 02.10.2019

## **MAIN REPORT**

### **1. DESCRIPTION OF SITE**

- 1.01 The site is now under construction. It has an area of 7.79ha 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 is 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. To the North East of the site, Forstal Lane becomes Well Street, a narrow lane which leads to the village of Loose.

### **2. PROPOSAL**

- 2.01 The Reserved Matters application was approved at the Planning Committee of 31 January 2019 with a condition imposed requiring details and timetable of proposed planting (including detail of tree pits) to accord with the landscape strategy and masterplan and another requiring details and an implementation timetable in respect of play equipment installation and landscaping of the Children's Play Space. The reasons for imposing the conditions were respectively, to ensure a satisfactory appearance of development and to ensure a satisfactory Public Open Space.
- 2.02 The submitted details for the landscaping details include key features as follows: street tree pit details set over free draining subsoil; Acer Campestre 'Streetwise' trees alternate with the Amelanchier along the key entrance route; central open space has a single species of Prunus accolade and beech hedge to define the edge of this key open space with a larger stature tree (Beech) at the focal point. The applicants have added a 450mm high knee-rail along the edge of the Public Open Space to prevent car over-run/parking and bin storage areas are shown to be screened by Carpinus betulus hedge planting. The planting of the POS includes wildflower and grass seed mixes; Ecological Scrub Mix to the boundary with Forstal Lane (screening the pumping station) and Native Woodland Planting Mix in the southern part of the area beyond the play area ; individual trees such as Acer campestre; Carpinus betulus; Crataegus monogyna; Malus sylvestris; Prunus avium; Sorbus aria; Tilia cordata; Alnus glutinosa; Betula pendula; Betula pubescens; Quercus robur.
- 2.03 The submitted details for the landscaping timetabling of the proposed planting and equipping of the play area are by October/November 2022.
- 2.04 The submitted details for the play area are Mini-Forest Copse structure – natural timber frame with a dark green capping; Swirl Roundabout – Base to be brown/dark green with light green handrails; Double Zig-Zag twister – light green; Glow worm see-saw – Dark green metal frame with light green seats; and Forest – Epping Multiplay structure – Natural timber frame with dark green capping; Log Swing with cradle seats; birds nest swing; See-saw. Stepping and Balancing logs.
- 2.05 The play area is to be fenced with black bow top fencing and will include timber faced litter bins and timber picnic benches/seating.

### **3. POLICY AND OTHER CONSIDERATIONS**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)  
Maidstone Borough Local Plan 2017 H1 (58); DM1; DM3; DM19;  
National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

#### **4. APPRAISAL**

- 4.01 The design of the play area includes a well provided LEAP provision for toddlers through to juniors and also includes benches, picnic tables and litter bins. It is enclosed by railings with three entrances secured by self-closing gates. All equipment and furniture is on rubber mulch impact absorbing surfacing and there are informal timber play items on a grass area. The play area offers inclusive play facilities and is linked to the local area by a comprehensive footpath network.
- 4.02 The landscaping of the Public Open Space in particular is naturalistic and the types and colour/materials of the play area reflect the character of the edge of the settlement of Coxheath.
- 4.03 The details submitted are considered acceptable in that they accord with the general principles and strategy for landscaping and the children's play area that was endorsed when the Reserved Matters were approved.

#### **5. CONCLUSION**

- 5.01 The proposed details are all acceptable and accord with the reasons for imposing the conditions and relevant policies DM1, DM3 and DM19 of the MBLP.

#### **6. PUBLIC SECTOR EQUALITY DUTY**

- 6.01 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

#### **7. RECOMMENDATION**

##### **(A) 19/504596/SUB**

Approve the submitted details.

##### **Informative**

- 1) This decision is based on the following documents/drawings:

4755-LLB-EA-E1-DR-L-0001 P03; 4755-LLB-EA-E2-DR-L-0001 P04;  
4755-LLB-EA-E3-DR-L-0001 P03; 4755-LLB-EB-E1-DR-L-0001 P03;  
4755-LLB-EB-E2-DR-L-0001 P03; 4755-LLB-EB-E3-DR-L-0001 P03;  
4755-LLB-EC-E1-DR-L-0001 P03; 4755-LLB-EC-E2-DR-L-0001 P03;  
4755-LLB-EC-E3-DR-L-0001 P03; 4755-LLB-ED-E2-DR-L-0001 P03;  
4755-LLB-ED-E3-DR-L-0001 P03; 4755-LLB-EE-E2-DR-L-0001 P03;  
4755-LLB-EE-E3-DR-L-0001 P03; 4755-LLB-EF-E2-DR-L-0001 P03;  
4755-LLB-EF-E3-DR-L-0001 P03; 4755-LLB-EG-E2-DR-L-0001 P03;  
4755-LLB-EH-E2-DR-L-0001 P03; 4755-LLB-E1-E2-DR-L-0001 P03;  
4755-LLB-XX-XX-DR-L-0005 P01; 4755-LLB-XX-XX-DR-L-0006 P01

##### **(B) 19/505163/SUB**

Approve the submitted details.

##### **Informative**

Planning Committee Report  
21 May 2020

- 1) This decision is based on the following documents/drawings:  
4755-LLB-EB-E1-DR-L-0002 rev P03 Play Area Plan; Email from Agent 20 Jan 2020.

Case Officer: Marion Geary