

<b>REFERENCE NO -</b> (A) 20/503259/SUB (B) 20/504316/SUB		
<b>APPLICATION PROPOSAL</b> (A) Submission of alternative eaves details to pursuant to condition 3 of application 18/505417/REM (part revision of 19/502295/SUB)  (B) Submission of details pursuant to condition 16 (4): (Contamination Closure Report) in relation to planning permission 17/502072/OUT.		
<b>ADDRESS</b> Land South Of Forstal Lane Coxheath Kent		
<b>RECOMMENDATION</b> Application Permitted		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The submitted revised eaves details are acceptable in terms of design and visual amenity and the decontamination has been adequately verified.		
<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> Coxheath And Hunton	<b>PARISH/TOWN COUNCIL</b> Coxheath	<b>APPLICANT</b> Mr Julian Moat <b>AGENT</b>
<b>TARGET DECISION DATE</b> 17/11/20		<b>PUBLICITY EXPIRY DATE</b> 19/10/20

### 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 Decision Date: 27.02.2018

18/505417/REM 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) - pursuant of Outline Application 17/502072/OUT (210 dwellings together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure)  
Approved Decision date: 18.02.2019

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

19/502295/SUB Submission of details pursuant to Condition 3: Joinery details (original application ref: 18/505417/REM- Reserved Matters for 210 dwellings)  
Approved Decision Date: 02.10.2019

18/506028/SUB Submission of Details to Discharge Condition 3 (Construction Method Statement) Condition 16 (Contamination) and Condition 23 (Foul Water and Surface Water Drainage Strategy) Subject to 17/502072/OUT  
Approved Decision date: 20.03.2019

## **MAIN REPORT**

### **1. DESCRIPTION OF SITE (A) and (B)**

- 1.01 The site of 7.79ha is now under construction for 210 dwellings together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure. It 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.

### **2. PROPOSAL (A)**

- 2.01 This submission represents a revised fascia and soffit material of white uPVC compared to the approved white painted timber. This is said to be due to difficulties with the installation and finishing, with significant delays arising from the need to bespoke manufacture timber fascia and soffit joinery on site; the need for finishing decoration to be applied in multiple stages; and difficulties with working at height with CDM Regulations, and also purchasers and the management company preferring maintenance free products.
- 2.02 The same overall size of the previously approved fascia and soffit boards remains consistent. The applicant advises that they have been unable to find any similar new-build residential development schemes, including those in the AONB, that have been required to install timber fascia/soffit details.

### **3. PROPOSAL (B)**

- 3.01 Condition 16 (Parts 1-3) were approved by MBC on 20 March 2019 (18/506028/SUB) as it was evidenced that the site had been investigated, with a single localised elevated level of lead concentration within an area that would be under a roadway as part of the development proposals.
- 3.02 The submitted Verification Statement from LEAP Environmental demonstrates that the localised area has been dealt with on site as part of the continued build-out of the development. Shallow soils have been stripped and reused as part of earthworks to infill a valley feature in the Public Open Space. It is suggested that does not pose an unacceptable risk to either future human health or controlled waters receptors.

### **4. POLICY AND OTHER CONSIDERATIONS**

Maidstone Borough Local Plan 2017 H1 (58); DM1; DM30:  
Neighbourhood Plans n/a  
Kent Minerals and Waste Local Plan 2016 n/a  
Supplementary Planning Documents n/a  
National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

### **5. LOCAL REPRESENTATIONS**

N/A

### **6. CONSULTATIONS (B)**

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

Environmental Protection

- 6.01 One hotspot of contamination was identified which has been stripped and no longer poses a risk to human health. Recommend discharging condition 16 (part 4)

**7. APPRAISAL**

**(A) 20/503259/SUB**

- 7.01 Although it is disappointing, as painted timber is more vernacular, the applicant's reasoning for the change to modern materials is understood and it is the case that most new housing developments of this size in similar locations do now use UPVC for fascias and soffits. On the basis that only the material is changing, I consider the change is acceptable in terms of design and visual appearance.

**(B) 20/504316/SUB**

- 7.02 The past use of this undeveloped open field before the development would not have been likely to be significantly contaminated. The investigations indicated one small area of lead contamination which has been remediated in accordance with approved details and now verified as such.
- 7.03 Environmental Protection advise that the condition can be discharged.

**PUBLIC SECTOR EQUALITY DUTY**

- 7.04 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.

**8. CONCLUSION**

- 8.01 The submitted revised eaves details are acceptable in terms of design and visual amenity and the decontamination has been adequately verified.

**9. RECOMMENDATION**

**A) 20/503259/SUB**

Approve the submitted details.

**B) 20/504316/SUB**

Approve the submitted details.