

REFERENCE NO - 20/503940/FULL		
APPLICATION PROPOSAL Demolition of existing barn and erection of a building to be used for classes in sushi making and the Japanese tea ceremony. Erection of a single storey side extension to the existing coach house and change of use to an artist's studio/workshop. Creation of new driveway and parking area.		
ADDRESS Amberlea, South Green, Sittingbourne, Maidstone, Kent, ME9 7RR		
RECOMMENDATION Grant planning permission subject to conditions.		
SUMMARY OF REASONS FOR RECOMMENDATION The information submitted with the resubmitted application with the additional information on the site layout demonstrates that the proposal is acceptable in relation to the character and appearance of the area, including the Kent Downs AONB. The low key nature of the proposed use (with hours controlled by planning condition) will ensure that the use is acceptable with regards to the potential impact on residential amenity. The revised access arrangements are acceptable in relation to site access and highway safety. With suitable planning conditions the proposal is acceptable in relation to ecology.		
REASON FOR REFERRAL TO COMMITTEE – Councillor Garten A Sushi and tea business would be inappropriate in this area and out of keeping with the character and appearance of its surroundings and inappropriate within the AONB.		
WARD North Downs Ward	PARISH/TOWN COUNCIL Stockbury Parish Council	APPLICANT Mr James Tran AGENT Mr Bruno Machado
TARGET DECISION DATE 06/01/2021 (EOT)		PUBLICITY EXPIRY DATE 14/10/2020

Relevant Planning History

- 16/506157/FULL - DDEMOLITION OF EXISTING STRUCTURE AND THE ERECTION OF A NEW THREE BEDROOM DWELLING WITH ATTACHED THREE BAY CARPORT. Refused 26/10/2016 – Appeal dismissed.

18/505661/FULL - demolition of existing stable building and erection of a BUILDING TO BE USED FOR CLASSES IN SUSHI MAKING AND THE Japanese tea ceremony. Erection of a single storey side extension to existing coach house and change of use to an artists' studio/workshop. Refused on 12/03/2019 on the following grounds:

- 1) Due to the increase in built form in the open countryside together with the hardstanding, and the design of the building itself as well as the removal of vegetation would have resulted in a detrimental impact within the countryside as well as the AONB.
- 2) The development would have a detrimental impact upon neighbouring residential amenity due to the proposed use as well as the vehicle movements associated with the use.
- 3) The intensified use of the site would result in an increase in vehicle movements to this remote site and would have a detrimental impact upon highway safety.
- 4) The development would have a harmful impact upon the ecology of the area.

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- Appeal made against the refusal of planning permission (18/505661/full) was dismissed in a decision letter on the 19/11/2019, see Appendix 1 for full report. The Inspector identified the main issues to be:
 - Character and appearance of the area including the AONB
 - Living conditions of neighbours in terms of noise and disturbance
 - Highway safety and AONB traffic impact
 - Ecological considerations.
- Character and appearance of the area including the AONB. The Inspector concluded that "it is likely that the area of hard standing required for parking and turning of vehicles would be considerably greater than that indicated on the plans. The appellant has invited the use of a planning condition to subsequently approve the extent and form of construction for the hard standing area. however, given the inadequacies of the indicated layout, the likely material expansion of this area and the uncertainties on the impact of these measures on trees and hedgerows, it is my opinion that this matter should not be left to a condition" (Paragraph 12)
- The Inspector goes on to state "*... the new building would be well-designed and in keeping with nearby buildings in relation to its scale, appearance and use of external materials. However, the impact of the proposal as a whole on the countryside location would be harmful if many trees and much of the boundary screening are removed...*" "*The site's location within the AONB adds weight to the importance of ensuring that the extent of hardstanding and clearance of vegetation does not detract from the character of the area and the appearance of the street scene*" (paragraphs 13 and 14).
- Living conditions of neighbours in terms of noise and disturbance. The Inspector concluded that "*...the activities associated with the artist studio and classes are unlikely to give rise to levels of noise or disturbance that would be readily perceptible from these dwellings. The council is concerned about disturbance from vehicles coming to and going from the site, but the maximum number of clients and staff likely to attend the site would still be relatively low with activity restricted to day time hours*" (paragraph 15).
- Highway safety and AONB traffic impact. The Inspector concluded that "*...having regard to the site circumstances and anticipated low levels of traffic to be generated, the proposal would comply with paragraph 84 of the framework that requires rural economic enterprises to "not have an unacceptable impact on local roads". it would also be compatible with paragraph 109 of the framework which states that "development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe". The proposal would also be compatible with those parts of policies SP21, DM1 and DM30 of the MBLP that require proposals to not result in unacceptable traffic levels on nearby roads and to safely accommodate the vehicular and pedestrian movement generated through the site access*". (paragraph 15).
- Ecological considerations. The Inspector concluded that "as there is uncertainty on the extent of vegetative clearance necessary for operation of the proposal and the appeal is to be dismissed for other reasons, it would be prudent for this matter to be explored further. It has not been demonstrated that the proposal would not be harmful to ecological interests and there would therefore be conflict with policy DM3." (paragraph 20).

MAIN REPORT

DESCRIPTION OF SITE

- 1.01 The application site is located within the Kent Downs Area of Outstanding Natural Beauty and immediately to the north of the Southlees Lane and South Green Lane junction. The site boundaries (Southlees Lane to the south and South Green Lane to the east) are of broadly equal length to both road frontages. Vehicular access is the south eastern corner of the site on to the Southlees Lane/South Green Lane junction.
- 1.02 The site is currently occupied by a barn which is in the centre of the site and surrounded by grassland. The building, (previously described as stables as part of the earlier application), appears to be three timber clad buildings 'bolted' together. The building has a maximum height of 5m with a gabled roof form, a length of 12.7m and a breadth of 4.6m. A small brick building with tiled pitched roof is located close to the southern (Southlees Lane) boundary and a touring caravan is located close to the south-west corner of the barn.
- 1.03 The site forms part of the loose group of buildings known as South Green and is adjoined by a church building to the north and open countryside to the west. Other dwellings are located 24m from the existing barn to the south (South Green), and there are two dwellings located 24m to the east.



2. PROPOSAL

- 2.01 The proposal involves the demolition of the existing timber building and the erection of a building to be used for classes in sushi making and the Japanese tea ceremony. The proposed building has a maximum height of 4.7m, with a gabled roof form, a length of 12.1m and a breadth of 5.3m.
- 2.02 The proposal involves a single storey side extension to the existing coach house on the site and the change of use of this building to an artist's studio/workshop. The coach house has a depth and breadth of 4.8m, and a height of 5m, with eaves of 2.6m with a gable ended roof. The extension projects from the northern elevation of the building by 1.25m and has a height of 4m with a pitched roof. The extension has a breadth of

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4.1m and features two windows (60x60cm).The proposed uses are supported by works to create a new driveway and a parking area.

- 2.03 The use is proposed to create four full time jobs, involved in teaching and site and building maintenance. The proposed hours of use are 09:00 to 15:30, Tuesday to Saturday. Classes would not be held on Sundays and Mondays.
- 2.04 Changes made to the application following the previous refusal and appeal include the rearrangement of the hardstanding and parking on site, the submission of a Arboricultural Impact Assessment and Method Statement detailing trees to be removed and replacement planting and the widening of the site access, to facilitate vehicle movements.
- 2.05 The current application site is larger than the site included as part of the earlier application earlier permission, with a strip of land (50 metres by 9 metres) along the western boundary now included in the application site. This land was omitted in error from the previous application submission.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017:

SS1 Maidstone borough spatial strategy

SP17 Countryside

SP18 Historic environment

SP21 Economic development

DM1 Principles of good design

DM3 Natural environment

DM4 Development affecting designated and non-designated heritage assets

DM8 External lighting

DM23 Parking standards

DM30 Design principles in the countryside

DM31 Conversion of rural buildings

The National Planning Policy Framework (NPPF):

Section 12 – Achieving well-designed places

Supplementary Planning Guidance:

Maidstone Landscape Character Assessment (amended 2013)

Kent Downs AONB Management Plan (2014)

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 6 representations were received from neighbouring properties objecting to the proposed development on the following summarised grounds:
- Detrimental impact on the highway network
 - Detrimental loss of privacy.
 - Local infrastructure not suitable including foul drainage
 - Out of keeping with the character and appearance of the area
 - Harmful impact upon the nearby Grade II listed building
 - Contrary to Local Plan policies
 - The development has been previously dismissed at appeal
 - Applicant's personal circumstances.
 - Buildings on the site currently used for residential purposes

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- 4.02 A number of representations state that buildings on site are being used for residential purposes. This would need to be investigated separately by planning enforcement and this is not relevant to the consideration of the current planning application.

Stockbury Parish Council

- 4.03 No representations received.

Councillor Garten

- 4.04 A Sushi and tea business appears to be out of keeping with the AONB for the reasons stated by myself and the AONB Unit at the previous application.
- 4.05 To summarise, this was that the increase in built form on the open countryside site, the increase in hard surfacing and parking proposed within the site, the inappropriate design and appearance of the new building, and the likely removal/cutting back of the existing vegetation either side of the access, would have a harmful impact.
- 4.06 I would therefore ask this application to be called in to committee, should you be minded to grant it.

5. CONSULTATIONS

Kent Downs AONB Unit

- 5.01 No objection subject to conditions limiting the use to that set out in the application to ensure the impacts of intensification of activity on the site and increased traffic on the small scale single track roads that provide access to the site are limited as far as possible.
- 5.02 There is concern that the arboricultural report identifies that three trees will need to be removed and should the Council be minded to approve the application, we consider that replacement trees should be planted and we agree with the recommendations of the Ecological Assessment that any new planting comprises predominantly native and wildlife friendly species – details of appropriate planting species for this location would be hawthorn, hazel, field maple, pedunculate oak and beech.

MBC Landscape

- 5.03 No objection subject to conditions requiring a landscaping scheme to ensure that suitable replacement and compensatory planting is secured.

KCC Highways

- 5.04 No objection subject to the standard land ownership informative.

KCC Ecology

- 5.05 No objection subject to conditions regarding ecological enhancements, lighting and a construction management plan.

MBC Environmental Health

- 5.06 No objection, subject to conditions on contaminated land, installation of EV charging points, hours of use and external lighting.

6. APPRAISAL Main Issues

- 6.01 The key issues for consideration relate to:

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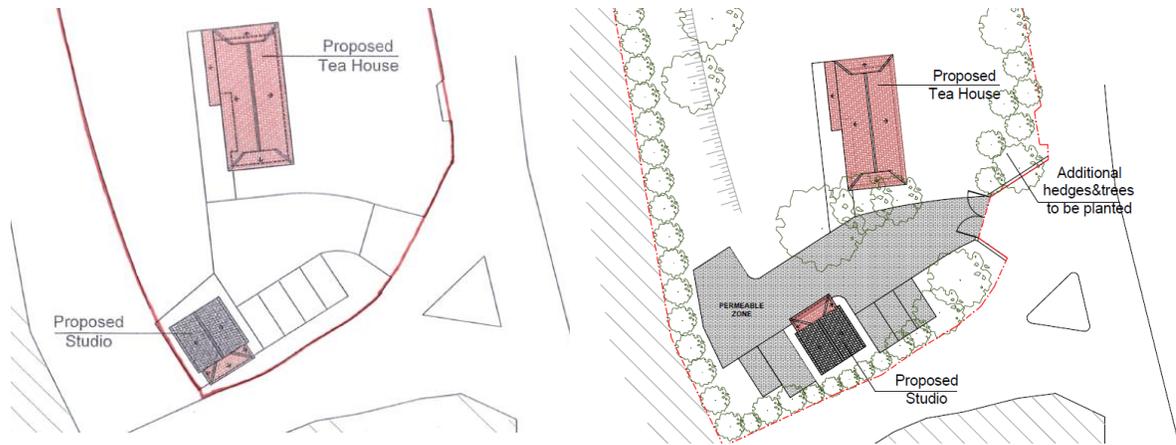
- The character and appearance of the area including the Kent Downs Area of Outstanding Natural Beauty (AONB),
- Living conditions in relation to noise and disturbance
- Highway safety
- Ecological considerations
- Heritage

Character and appearance of the area including the AONB.

- 6.02 The site forms part of the open countryside and is located within the Kent Downs Area of Outstanding Natural Beauty. Government guidance in the NPPF (para. 172) states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.
- 6.03 Policy SP17 of the adopted Local Plan states that development proposals in the countryside will not be permitted unless they accord with other policies in the plan and they will not result in harm to the character and appearance of the area. The policy further states that great weight should be given to the conservation and enhancement of the Kent Downs Area of Outstanding Natural Beauty.
- 6.04 Policy SD1 of the Kent Downs AONB Management Plan states that the need to conserve and enhance the natural beauty of the Kent Downs AONB is recognised as the primary purpose of the designation and given the highest level of protection within statutory and other appropriate planning and development strategies and development control decisions.
- 6.05 The management plan continues in policy SD8 "Proposals which negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the AONB will be opposed unless they can be satisfactorily mitigated."
- 6.06 The appeal Inspector after assessing the proposal submitted under application 18/505661/Full concluded "*...the impact of the proposal as a whole on the countryside location would be harmful if many trees and much of the boundary screening are removed...*" (Paragraph 13)
- 6.07 Following the concerns expressed by the appeal Inspector, the current resubmitted application is supported by an Arboricultural Impact Assessment and Method Statement.
- 6.08 The tree survey carried out as part of the arboricultural report found five existing trees (T01 and T23 to T26) and a hedge (H01) along the southern boundary. Two of the trees along the southern boundary require removal as part of the submitted proposal. These trees are T21 Hazel (Category C) – removal required to accommodate new access driveway, T01 Silver Birch (Category B) – removal required to accommodate widening of entrance.

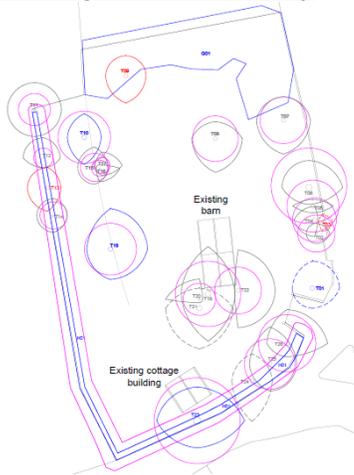
2018 - 18/505661/FULL

Present - 20/503940/FULL

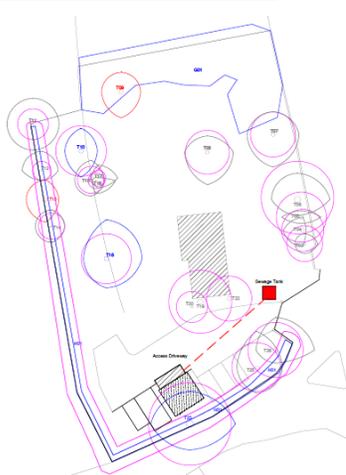


- 6.09 Whilst not on the boundary, a group of trees are located to the south of the proposed replacement building (T19 to T22). One of these trees (T24 Apple Category C) requires removal in order to accommodate proposed parking bays. The report identifies a U grade Lawson Cypress that required removal regardless of the development proposal. All of the other trees and hedges on the site are being retained including the trees along the South Green Lane boundary.
- 6.10 The arboricultural report considers that the removal of the three trees will have neutral impact upon the arboricultural or landscape contribution of the site. Mitigation for the loss of the Silver Birch is proposed by the planting of a replacement of the same species which is to be planted in the vicinity of the removed tree.
- 6.11 In addition to the removal of trees, the arboricultural report considers potential harm to tree roots from the extension to the studio, the demolition of the existing structure and its replacement with the proposed tea house and from the creation of parking spaces.
- 6.12 When compared to the proposal in front of the appeal Inspector, the extension to the building to be used as a studio has been relocated to the northern building elevation, and away from boundary trees. The extension is now entirely outside tree root protection areas. It is demonstrated that services/drainage runs can be achieved without incursion into root protection areas.
- 6.13 In relation to the proposed tea house, the arboricultural report details that the building will be constructed using piled foundations and the driveway and parking spaces will use no dig construction where there are root protection area conflicts. The proposed solutions have been considered by the Council's tree officer and it has been concluded that the proposals are acceptable in principle. There is no objection on arboricultural grounds to the proposed tree removals, subject to replacement planting of an appropriate size and species.

Existing site tree survey



Trees to be removed



Proposed landscaping.



6.14 *"The site's location within the AONB adds weight to the importance of ensuring that the extent of hardstanding and clearance of vegetation does not detract from the character of the area and the appearance of the street scene" (paragraphs 13 and 14, my emphasis).*

6.15 The appeal Inspector expressed concern about the level of information that was available at that time in relation to parking and circulation space on the site as part of the intended use.

6.16 The current application involves the removal of a tree (T01 Silver Birch -Category B) to accommodate widening of the site entrance. With new additional landscaping along the southern site boundary and new fencing at the site entrance it is considered that the visual impact upon the locality is acceptable.

6.17 The existing building is not of any architectural significance and the appeal Inspector states *"... the new building would be well-designed and in keeping with nearby buildings in relation to its scale, appearance and use of external materials"* (paragraphs 13 and 14).

6.18 In terms of the scale and materials of the tea house I would concur with the appeal inspector's view that the building is 'well-designed'. It is agreed that the roof form is not dissimilar to rural western buildings. With the building of a similar scale to nearby buildings and the site screened from the majority of public viewpoints the proposal is considered acceptable. No objections have been received to the development from the AONB Management Unit or from MBC Landscapes officers subject to conditions requiring felled trees to be replaced with appropriate native species. On the basis of the above the development would not harmfully impact upon the openness of the wider AONB or the landscape.

Living conditions in terms of noise and disturbance.

6.19 Local Plan policy DM1 states that applications must respect the amenity of neighbouring properties and that development must not result in overlooking, visual intrusion, loss of privacy or light enjoyed by nearby properties. It also states that neighbouring properties should not be subject to excessive noise or disturbance from vehicular movements.

- 6.20 The Inspector concluded that *"...the activities associated with the artist studio and classes are unlikely to give rise to levels of noise or disturbance that would be readily perceptible from these dwellings. the council is concerned about disturbance from vehicles coming to and going from the site, but the maximum number of clients and staff likely to attend the site would still be relatively low with activity restricted to day time hours"*. (paragraph 15).
- 6.21 The application site is not immediately adjoined by any residential properties but there are residential properties on the opposite side of South Green Lane 23m to the east and Southlees Lane 26m to the south. The applicant's supporting statement indicates that between six and eight clients a day would visit the site between 0900 and 1530, with the use operating Tuesday to Saturday. When taking into account the existing traffic levels, as well as the appeal Inspectors views the level of vehicle movements would not be so significantly harmful to neighbouring amenity that a refusal should be issued on these grounds.

Highway safety.

- 6.22 Local Plan policy DM1 details the need for development to safely accommodate vehicle movements generated by the proposal. Policy DM30 advises that proposals should not result in unacceptable traffic levels on nearby roads. Policy SP21 supports proposals for the expansion of existing economic development premises in the countryside, including tourism related development, provided the scale and impact of the development is appropriate for its countryside location.
- 6.23 The appeal Inspector notes *"...The proposal would clearly result in an increase in vehicular activity as the site has been vacant for some time, but the overall volume of traffic generated by the proposal is likely to be low and spread across daytime hours. Furthermore, the access already exists and can continue to be lawfully used"* (Appeal decision letter paragraph 17).
- 6.24 The appeal Inspector advised that *"...Improvements to visibility from the access and ease of turning into and out of the site could be made through the widening of the opening and cutting back of the hedgerow to either side. However, traffic approaching the site from the west along Southlees Road is likely to be slowed by the bend in the road, the imminence of the junction with South Green Lane and by rising land levels. Traffic turning right from South Green Lane to pass the access would similarly be likely to be travelling at relatively low speeds"*.
- 6.25 In line with the advice of the appeal Inspector, the current proposal includes the widening of the existing access that will improve the visibility for drivers leaving the site. With the improved access arrangements and the low traffic speeds highlighted by the appeal inspector the proposal is considered acceptable on highway safety grounds. KCC Highways have considered the access arrangements and raised no objection to the proposal.

Ecological considerations.

- 6.26 Policy DM3 of the Local Plan states *"...Where appropriate, development proposals will be expected to appraise the value of the borough's natural environment through the provision of an ecological evaluation of development sites and any additional land put forward for mitigation purposes to take full account of the biodiversity present, including the potential for the retention and provision of native plant species"*.

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- 6.27 The appeal Inspector concluded *"...as there is uncertainty on the extent of vegetative clearance necessary for operation of the proposal and the appeal is to be dismissed for other reasons, it would be prudent for this matter to be explored further. It has not been demonstrated that the proposal would not be harmful to ecological interests and there would therefore be conflict with policy DM3"* (Appeal decision letter paragraph 20).
- 6.28 In response to the appeal Inspectors comments the current application is now supported by an "Ecological appraisal (comprising an extended phase 1 habitat & protected species scoping survey, and bat roost assessment)".
- 6.29 The conclusions of the ecological appraisal are as follows:
- Amberlea comprises a small improved grassland field, bound by species-poor hedges, introduced shrub and scattered conifers, with three outbuildings present on site.
 - Of the three buildings on site, only a small, unaffected area of the southernmost building has any features potentially suitable for use by roosting bats. All other buildings and trees on site have no features suitable for use by roosting bats. As such roosting bats should not be a constraint to the proposals.
 - The hedges along the site boundaries (although defunct in places) are likely to fall within the "priority habitat" definition for "hedgerows" as defined in the NPPF. These will be retained and unaffected by the proposals. All other habitats on site are of very limited ecological value, are not priority habitats, and it is very unlikely that other protected species will be affected by the proposals.
 - As such, if the recommendations given in this report (precautionary measures to protect nesting birds and mammals traversing the site) are adhered to, there should be no ecological constraints to the proposals.
 - It is however recommended that any new planting comprises predominantly native and wildlife friendly species - with any non-natives (e.g. bamboo) being contained by root barriers, and, that bird boxes are installed on or around the new building.
- 6.30 The submitted ecological appraisal has been considered by the KCC Ecology team. The KCC Ecology team have raised no objection to the proposal on ecology grounds subject to planning conditions. In line with the KCC Ecology team comments conditions are recommended to seek ecological enhancements as part of net biodiversity gain, to request details of any external lighting installed on the site and the submission of a construction management plan.
- 6.31 On the basis of the above, subject to conditions, the development would not have a harmful impact upon any biodiversity located on the application site.

Heritage

- 6.32 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. When making a decision concerning a listed building or its setting, the council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.33 Policy SP18 of the Local Plan relates to the historic environment and requires that, inter-alia, the characteristics of heritage assets are protected, and design is sensitive to heritage assets and their settings. Policy DM4 of the Local Plan also relates to development affecting designated heritage assets and requires applicants to ensure

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that new development affecting heritage assets conserve, and where possible enhance, the significance of the heritage asset.

- 6.34 In terms of the impact upon the listed building (South Green Farmhouse) it has previously been considered by the Local Planning Authority and by the Planning Inspectorate that a harmful impact to this listed building would not occur.

Other matters.

The applicant's personal circumstances are also raised in a number of neighbour representations. The applicant's personal circumstances are not relevant to the consideration of the planning application.

Conclusion

- 6.35 The information submitted with the resubmitted application with the additional information on the site layout demonstrates that the proposal is acceptable in relation to the character and appearance of the area, including the Kent Downs AONB.
- 6.36 The low key nature of the proposed use (with hours controlled by planning condition) will ensure that the use is acceptable with regards to the potential impact on residential amenity. The revised access arrangements are acceptable in relation to site access and highway safety. With suitable planning conditions the proposal is acceptable in relation to ecology.

RECOMMENDATION Grant Permission subject to the following conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Application for planning permission

- A.01 Existing and Proposed Block Plans
 - A.02 Existing Barn and Proposed Tea House Floor Plans
 - A.03 Existing Barn and Proposed Tea House Front and Rear Elevations
 - A.04 Existing Barn and Proposed Tea House Side Elevations
 - A.05 Existing and Proposed Cottage Floor Plans
 - A.06 Existing and Proposed Cottage Elevations
- Arboricultural Impact Assessment and Method Statement
Ecological Appraisal Report (amended 18/02/2021)
Planning Statement

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

- 3) The buildings and land shall be only be used for the provision of education classes and as an artist's studio/workshop and for no other purpose (including any other purpose in Class F of the Schedule to the Town and Country Planning (Use Classes) Order 2020 or permitted under the provisions of the Town and Country Planning (General Permitted

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Development) (England) Order 2015 or any statutory instrument revoking and re-enacting those Orders with or without modification).

Reason: In order for the LPA to assess the potential impact of other future uses on the site.

- 4) The uses hereby approved shall only operate between 0900hrs and 1530hrs on Tuesdays Wednesdays, Thursdays Fridays, and Saturdays.

Reason: In order for the LPA to assess the potential impact of any future expansion of the use on the site.

- 5) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter; Any lighting plan submitted shall follow the recommendations within the Bats and artificial lighting in the UK document produced by the Bat Conservation Trust and Institution of Lighting Professionals.

Reason: In the interests of amenity and wildlife protection.

- 6) No development shall commence (including site clearance) until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include, parking and turning areas for construction and delivery vehicles and site personnel, timing of deliveries, provision of wheel washing facilities, any temporary traffic management / signage, provision of measures to prevent the offsite discharge of any surface water runoff. The development shall proceed in full compliance with the approved Construction Management Plan with all approved measures retained under all construction work is complete.

Reason: In the interests of amenity, safe operation of the highway and wildlife protection.

- 7) The development hereby approved shall not commence above ground level until, written details and samples of the materials to be used in the construction of the external surfaces of the building and extension hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials.

Reason: To ensure a satisfactory appearance to the development.

- 8) The development hereby approved shall not commence above ground level until a landscape scheme designed in accordance with the principles of the Council's Landscape Guidelines (Maidstone Landscape Character Assessment Supplement 2012) has been submitted to and approved in writing by the local planning authority. The scheme shall use predominantly native or near-native species as appropriate and show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed. It shall also provide details of replacement planting to mitigate loss of amenity and biodiversity value, the location of any habitat piles of cut and rotting wood and include a plant specification, implementation details, a maintenance schedule and a [5] year management plan. [The landscape scheme shall specifically address the need to provide replacement and compensatory planting].

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Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- 9) The approved landscaping shall be in place at the end of the first planting and seeding season (October to February) following the commencement of the uses hereby approved. Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property or occupation of the final unit as relevant, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme.

Reason: In order to assess the potential harm to the character of the area and neighbour amenity that could arise from other uses of the buildings and land.

- 10) Prior to commencement of the uses hereby approved a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures for the enhancement of biodiversity through integrated methods into the design and appearance of the building and extension by means such as swift bricks, bat tubes or bee bricks. The development shall be implemented in accordance with the approved details Prior to commencement of the uses hereby approve and all features will be permanently maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

- 11) Prior to commencement of the uses hereby approved boundary treatments shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the local planning authority with the approved boundary treatments maintained thereafter. The boundary treatments shall include gaps for the passage of wildlife.

Reason: To ensure a satisfactory appearance to the development, in the interests of wildlife.

- 12) Prior to the commencement of the uses hereby approved, 3 electric vehicle charging points shall be provided on the site and made available for the users of the proposed accommodation. The electric vehicle charging points shall be retained for the lifetime of the development.

Reason: In the interests of sustainability and air quality.

- 13) Prior to the commencement of the uses hereby approved details of the surfacing materials to be used in the construction of all new hard surfacing within the site, including the access areas and parking spaces shall have been submitted to and approved in writing by the Local Planning Authority. The new hard surfacing shall comprise permeable material and the use of a bound surface for the first 5 metres of the access from the site entrance. The new hard surfacing shall be carried out in accordance with the approved details prior to the commencement of the uses hereby approved.

Reason: In the interests of the visual amenities of the area and to minimise surface water runoff.

- 14) All cut timber/wood between 15cm and 60cm in diameter, together with any senescent and rotting wood, should be retained and stacked safely on site for the colonisation of saproxylic organisms, except where an alternative proposal has been submitted to and approved in writing by the local planning authority.

Reason: In the interest and amenity of wildlife.

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The following informatives are also sought.

- 1) Works to trees could result in disturbance to wild animals, plants and important wildlife sites protected by law. It is the applicant's responsibility to ensure that appropriate precautions are taken to ensure that an offence is not committed. Further advice can be sought from Natural England and/or Kent Wildlife Trust.

Case officer: William Fletcher