

REFERENCE NO - 19/500769/EIOUT			
APPLICATION PROPOSAL			
Outline application for a residential development 106 units comprising a mix of 1, 2, 3, 4 bedroom dwellings (including bungalows, houses and apartments), associated access and infrastructure (Access being sought).			
ADDRESS			
Land South West of London Road and West of Castor Park, Beaver Road, Allington.			
RECOMMENDATION – APPROVE WITH CONDITIONS			
SUMMARY OF REASONS FOR RECOMMENDATION			
<ul style="list-style-type: none"> The Council is only determining those parts of the application that fall within the Borough boundary being a short section of the access (which already exists) and a small corner of the site which is indicated as being 'natural green space' where existing trees would be retained and no physical development is proposed. The use of the proposed access through Castor Park and onto Beaver Road has been assessed by KCC Highways and no objections have been raised in terms of highway or pedestrian safety. There are no objections in terms of traffic impact subject to improvements to the Beaver Road/A20 junction which will be secured under the Tonbridge & Malling resolved planning permission. This is in accordance with policies SP23 and DM21 of the Local Plan. The small area of land indicated as being 'natural green space' would not cause any harm to the visual amenities of the local area in accordance with policies SP17 and DM1 of the Local Plan. 			
REASON FOR REFERRAL TO COMMITTEE			
<ul style="list-style-type: none"> Councillor Robertson has requested the application is considered by the Planning Committee for the reasons set out in her comments. 			
WARD Allington	PARISH COUNCIL N/A	APPLICANT Clarendon Homes & Trustees of Andrew Cheale Estate AGENT Clarendon Homes	
DECISION DUE DATE: 11/06/21	PUBLICITY EXPIRY DATE: 10/05/21	SITE VISIT DATE: 30/04/21	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
TM/19/003 76/OAEA	Tonbridge & Malling Application - Outline Application: Permission for a residential scheme of up to 106 units, associated access and infrastructure.	T&MBC PLANNING COMMITTEE RESOLUTION TO APPROVE	28/01/21

1.0 BACKGROUND

1.01 This application was reported to Planning Committee on 27th May 2021 with a recommendation for approval. The original committee report is attached at **Appendix 1**. Members deferred a decision for the following reasons:

That consideration of this application be deferred to enable the Officers to:

- *Request the attendance of a representative of KCC Highways to answer Members' questions regarding the traffic impacts; and*
- *Draw up a list of potential informatives advising the applicant and Tonbridge and Malling Borough Council of the design and landscape safeguards that this Local Planning Authority would expect from the development; these to include an informative seeking to ensure that where possible green linkages, footways and cycle ways do connect across the Borough boundaries.*

1.02 KCC Highways have confirmed they are able to attend the meeting.

1.03 The following informative is recommended should Members approve the application:

Maidstone Borough Council strongly recommends that the following measures are considered and incorporated into the housing scheme at the reserved matters stage:

- Green ecological corridors through the development and around the site boundaries.
- Ecological enhancements including wildlife niches on buildings and to achieve biodiversity net gain.
- Waterbodies where feasible.
- Native landscaping and street trees.
- The creation of a distinctive character with high quality building designs and materials including the use of ragstone, and sensitive boundary treatments.
- Creating quality streets with active building frontages, landscaping, and a clear hierarchy.
- Renewable energy measures.
- Dedicated pedestrian and cycle routes which are direct, easy to navigate, overlooked and safe, and allow for potential future connections across the Borough boundaries.

2.0 REPRESENTATION

2.01 One neighbour representation has been received following the last committee which raises issues relating to traffic congestion, lack of infrastructure, air quality, and a lack of open space in the local area. These issues have been fully considered in the original committee report.

3.0 CONCLUSION

- 3.01 The Council is only determining those parts of the application that fall within the Borough boundary being a short section of the access and a small corner of the site which is shown as 'natural green space'.
- 3.02 The use of the proposed access through Castor Park and onto Beaver Road has been assessed by KCC Highways and no objections have been raised in terms of highway or pedestrian safety. There are no objections in terms of traffic impact subject to improvements to the Beaver Road/A20 junction which will be secured under the TMBC resolved planning permission. This is in accordance with policies SP23 and DM21 of the Local Plan.
- 3.03 Impacts upon air quality would be negligible in accordance with policy DM6 of the Local Plan and mitigation will be secured by TMBC.
- 3.04 The small area of land proposed for use as 'natural green space' would not cause any harm to the visual amenities of the local area in accordance with policies SP17 and DM1 of the Local Plan.

4.0 RECOMMENDATION

Grant planning permission subject to the conditions and informatives set out below:

Conditions:

Approved Plans

1. The development hereby approved within the Borough of Maidstone shall be carried out in accordance with the site location plan (drawing no. LE01).

Reason: To clarify which plans have been approved, to ensure a high-quality development, and to protect residential amenity.

Time Limit

2. The development hereby approved shall not commence until approval of the following reserved matters relating to the area of 'natural green' open space within the Borough of Maidstone have been obtained in writing from the local planning authority:

a) Landscaping

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two

years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

3. No physical development shall take place within the area of 'natural green' open space within the Borough of Maidstone and the landscaping details submitted pursuant to condition 2 shall show retention of existing trees and vegetation here.

Reason: To protect the character and appearance of the local area.

Informative

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