

REFERENCE NO - 21/501790/REM			
APPLICATION PROPOSAL Section 73 application for Minor Material Amendment to approved plans condition 1 and variation of condition 5 (changes to the landscaping, pedestrian access to building, and other changes) pursuant to 18/506658/REM (Reserved Matters for construction of proposed four storey Innovation Centre office building).			
ADDRESS Plot 3, Maidstone Innovation Centre, Newnham Court Way, Weaving, Maidstone, Kent, ME14 5FT			
RECOMMENDATION – APPROVE WITH CONDITIONS			
SUMMARY OF REASONS FOR RECOMMENDATION <ul style="list-style-type: none"> The proposed changes would still ensure a high-quality appearance and appropriate setting to the development in accordance with policy DM1 of the Local Plan, site policy RMX1(1), and the outline consent. 			
REASON FOR REFERRAL TO COMMITTEE <ul style="list-style-type: none"> Maidstone Borough Council is the applicant. 			
WARD Boxley	PARISH COUNCIL Boxley	APPLICANT Maidstone Borough Council AGENT Bond Bryan Architects	
DECISION DUE DATE: 21/07/21	PUBLICITY EXPIRY DATE: 21/05/21	SITE VISIT DATE: 30/04/21	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
18/506658	Reserved Matters of appearance, landscaping, layout and scale pursuant to outline application 16/507292/OUT (outline application with access sought for development of medical campus) for construction of proposed four storey Innovation Centre office building (Class B1) and associated external works.	APPROVED	17/04/19
16/507292	Outline Application with access matters sought for development of medical campus comprising up to 92,379 m ² of additional floorspace; internal roads and car parks, including car park for residents of Gidds Pond Cottages; hard and soft landscaping including creation of a nature reserve (to renew existing consent 13/1163).	APPROVED	16/06/17
13/1163	Outline application for the development of a medical campus comprising up to	APPROVED	23/04/13

	98,000sqm of additional floor space; internal roads and car parks, including car park for residents of Gidds Pond Cottages; hard and soft landscaping including creation of new woodland area with access for consideration and all other matters reserved for future consideration.		
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1.0 DESCRIPTION OF SITE

1.01 The application relates to the approved 'Innovation Centre' at the Kent Medical Campus which is currently under construction. The site is to the south of the 'KIMs Hospital' car park on a corner plot between Newnham Court Way to the west and the main KMC spine road to the south (Gidds Pond Road), and there is a stream to the east.

1.02 The site has an area of approximately 0.5ha and is generally level. It is set down around 4m below Newnham Court Way and the same for much of the boundary with Gidds Pond Way to the south. The north boundary is partly defined by a 4m high retaining gabion wall to the KIMs car park. The Newnham Court Inn (public house) is a Grade II Listed building around 200m west of the site within the retail complex.

1.03 The site forms part of the 'Kent Medical Campus' which is allocated in the Local Plan under policy RMX1(1) in addition to the KIMs Hospital. The Local Plan describes KMC as providing "expanded hospital facilities and associated development to form a medical campus to create a specialist knowledge cluster" and "associated uses with related offices and research and development."

2.0 PROPOSAL

2.01 This is a section 73 application to vary/alter conditions 1 and 5 of the original permission to allow for the following summarised changes:

- Removal of the steps and ramp to the front entrance with a different pedestrian access to the building due to the presence of a service margin.
- Realignment of the gabion retaining wall to the front of the building.
- Reduction and changes to landscaping along the frontage due to the presence of the service margin.
- Extension of the pavement with tactile paving at the crossover by the vehicular access.
- Addition of a GRP sub-station with steel screen fencing and hedge planting with removal of 2 parking spaces to accommodate the sub-station.
- Increase in car charging points.
- Post & rail boundary fence along the west boundary and part of the front boundary.

2.02 Condition 1 lists the approved plans and condition 5 lists the approved soft landscaping plan. The change to these conditions is to list the proposed plans to reflect the changes outlined above.

2.03 The application is in part retrospective in that the realigned gabion walling is partly in place to retain the ground around the building which is under construction.

3.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough Local Plan (2011-2031): SS1, SP1, SP18, SP21, RMX1, DM1, DM2, DM3, DM6, DM8, DM21, DM23
- Kent Waste and Minerals Plan (amended 2020)
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

4.0 LOCAL REPRESENTATIONS

4.01 **Boxley Parish Council: No objections.**

5.0 CONSULTATIONS

(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)

5.01 **KCC Highways: No objections subject to previous conditions.**

5.02 **KCC LLFA: No objections**

5.03 **KCC Ecology: No objections**

6.0 APPRAISAL

6.01 The assessment must focus on the proposed changes only which are set out below. There are a number of parameters under both the outline consent and site policy but these are not directly relevant to the proposed changes.

Changes to the Frontage

6.02 The changes to the front are due to there being an existing service margin around 2m wide at a relatively shallow depth which the agent says was not known at the time of submitting the original application. This runs on the inside of the existing pavement on the main road.

6.03 A comparison of the proposed and approved plans is shown below with the service margin highlighted in yellow alongside the pavement:

Proposed Frontage (with service margin highlighted in yellow)



Approved Frontage



Pedestrian Access

6.04 Due to the service margin the pedestrian access to the building is proposed to change with the removal of the approved steps and ramp (which would run over the service margin) to just having a straight path running from the vehicular access to the entrance of the building. The surface materials would be as before (block paving with stone). The proposals would result in less hard surfacing to the front of the building which would mark an improvement and the surface materials would still ensure a quality finish. Overall, these changes are considered to be acceptable. The existing pavement would be extended into the access with tactile paving at the crossover which would provide better pedestrian access and is acceptable.

Walling & Fencing

6.05 Gabion retaining walling would be proposed as before but this would be in a straight line following the proposed path as opposed to framing the previously approved ramps/steps. These changes are considered to be acceptable. The post and rail fence on the south side of the gabion wall, which continues along the west boundary, and which is proposed for safety reasons is acceptable and would not harm the appearance of the frontage. The refuse storage area (which is enclosed by ragstone walling) would be set slightly further back from the road which would also be acceptable.

Landscaping

6.06 The amount of landscaping would be reduced at the frontage by approximately 2m to the side of the previously approved ramp due to the presence of the service margin which can only be 'standard' grass. As approved, this would have provided natural grassland/wildflower meadow planting and behind this ornamental shrubs/hedging, together with 14 trees. Nine trees (lime/field maple and silver birch) are now proposed but native shrub planting will replace the grasses and ornamental shrubs/hedging, which is considered to provide more meaningful/robust planting and compensate for the reduction of 5 trees. It is considered that the landscaping provided along the frontage is still acceptable and as outlined above there is a reduction in hard surfacing overall.

Changes Within the Site and West Boundary

6.07 A sub-station is proposed behind the building which would be screened by a 2.4m steel woven fence with hedge planting around. The woven fence is of good quality and would ensure the sub-station would not harm the appearance of the development and the hedging would soften its impact. Two parking spaces would be lost but this would not lead to any highway safety issues. Two EV charging points were previously approved and now eight are proposed with three passive points which marks an improvement.

Listed Building

6.08 The changes would not result in any harm to the setting on the listed Newnham Court Inn.

Highways

6.09 The applicant has confirmed that the access has not changed nor have the internal roads and KCC Highways have raised no objections on this basis.

Conditions

6.10 As approval of this application creates a new planning permission for the whole development all previous conditions must be attached and reference is made to approved details where relevant.

7.0 CONCLUSION

7.01 For the above reasons the proposed changes would still ensure a high-quality appearance and appropriate setting to the development in accordance with policy DM1 of the Local Plan, site policy RMX1(1), and the outline consent.

8.0 RECOMMENDATION

Grant planning permission subject to the conditions set out below:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the following drawings:

Under application 18/506658/REM:

KMCIC-BBA-00-01-DR-A-2001-P06;
KMCIC-BBA-00-02-DR-A-2001-P06;
KMCIC-BBA-00-03-DR-A-2001-P06;
KMCIC-BBA-00-GF-DR-A-2001-P06;
KMCIC-BBA-00-RF-DR-A-2001-P06;
KMCIC-BBA-00-XX-DR-A-9106-P02;
KMCIC-BBA-00-ZZ-DR-A-3001-P07;
KMCIC-BBA-00-ZZ-DR-A-3002-P06;
KMCIC-BBA-00-ZZ-DR-A-4003-P02;
KMCIC-BBA-ZZ-ZZ-M3-A-1001-P03;
KMCIC-BBA-ZZ-ZZ-M3-A-1002-P02;

Under application 21/501790/REM

KMCIC-BBA-ZZ-ZZ-DR-L-1004-P07; Proposed Ground Floor Site Layout
KMCIC-BBA-ZZ-ZZ-DR-L-1005-P04; Proposed First floor Site Layout
KMCIC-BBA-ZZ-ZZ-DR-L-1005-P07; Proposed hard landscaping layout
RY1050-BBA-01-GF-DR-L-1004-P07; Proposed landscape layout
RY1050-BBA-ZZ-ZZ-DR-L-1006-P06; Proposed soft landscaping layout
RY1050-BBA-01-GF-SE-L-4001-P4 Site Sections Diagram

Reason: To clarify which plans have been approved.

2. The development shall be constructed using the materials approved under applications 20/501454/SUB and 20/501539/SUB.

Reason: To ensure a high-quality finish to the development.

3. The development shall not be occupied until the approved access has been fully implemented in accordance with drawing no. 1809041-01 RevA (within the Transport Statement under application 18/506658/REM), and the visibility splays shall be maintained free of obstruction above a height of 1m and maintained as such thereafter.

Reason: In the interests of highway safety.

4. The development shall not be occupied until updated landscape and ecological maintenance and management plans to reflect the amended landscaping scheme have been submitted to and approved in writing by the local planning authority. The approved plan(s) shall be implemented and thereafter carried out.

Reason: To ensure a high-quality appearance.

5. The development shall not be occupied until the precise planting and species details of the native shrub planting along the frontage and hedging around the substation have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented and thereafter maintained.

Reason: To ensure a high-quality appearance.

6. The development shall be carried out in accordance with the approved landscaping scheme as shown on drawing no. RY1050-BBA-ZZ-ZZ-DR-L-1006-P06.

Reason: To ensure a high-quality appearance.

7. The development shall be operated in accordance with the approved Travel Plan dated 21/12/18 under application 18/506658/REM unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable travel and air quality.

8. All rainwater goods shall be internal and any vents or flues shall be positioned behind the cladding of the building so as not to be exposed to public view unless agreed in writing with the Local Planning Authority.

Reason: To ensure a high-quality appearance.

9. The development shall be carried out in accordance with the planting scheme, irrigation, and maintenance details for the 'green walling' as approved under application 20/501455/SUB and maintained thereafter. All planting specified in the approved details shall be carried out either before or in the first planting season (October to February) following the occupation of the building or the

completion of the development, whichever is the sooner; and any planting which fails to establish, or within five years from the first occupation of the building, dies or become so seriously damaged or diseased that its 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 planting scheme unless the local planning authority gives written consent to any variation.

Reason: To ensure a high-quality appearance.

10. The approved details of the parking/turning and loading/unloading areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them.

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.