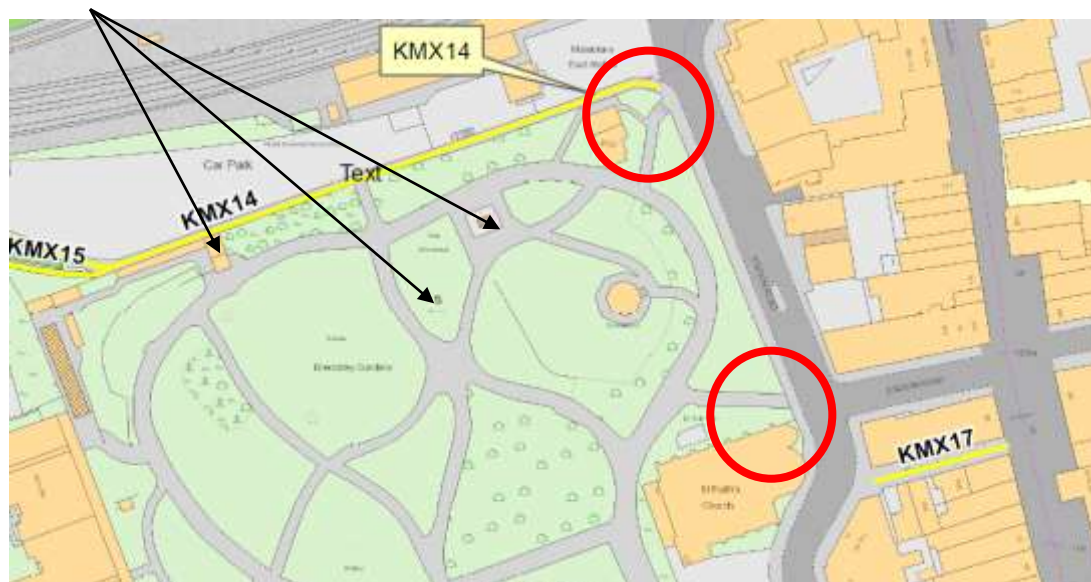


REFERENCE NO - 21/506570/FULL		
APPLICATION PROPOSAL: - Installation of 2 no. gates (church entrance and the steps opposite the Maidstone East railway station).		
ADDRESS Brenchley Gardens Station Road Maidstone Kent ME14 1QJ		
RECOMMENDATION Grant Planning Permission		
SUMMARY OF REASONS FOR RECOMMENDATION: - The works are minor in nature and in keeping with the existing and will allow the Council to secure the Gardens when necessary.		
REASON FOR REFERRAL TO COMMITTEE: - MBC Application		
WARD High Street	PARISH/TOWN COUNCIL	APPLICANT Maidstone Borough Council
TARGET DECISION DATE 24/03/22	PUBLICITY EXPIRY DATE 24/02/22	

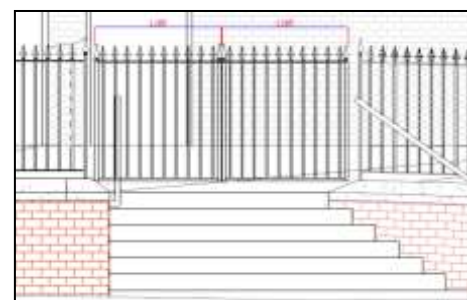
1. DESCRIPTION OF SITE

- 1.01 Benchley Gardens lie in the heart of the town centre, with direct access for pedestrians off Station Road
- 1.02 There are a number of heritage assets within or adjacent to the park including The GII listed Museum/Chillington House, the Kent Regiment Cenotaph, Finial and Statue. The Gardens are also a conservation area.



2. PROPOSAL

- 2.01 There are two un-gated pedestrian accesses off Station Road as indicated on the plan above.
- 2.02 The proposals seek to insert gates into the two openings, in a railing form to match the existing railings that site above the boundary wall.



3. POLICY AND OTHER CONSIDERATIONS

The proposals do not raise any Local Plan policy considerations.

4. LOCAL REPRESENTATIONS

No representations received from local residents or businesses.

5. CONSULTATIONS

KCC PRoW

Confirm that the proposals do not affect the adjacent PRoW KMX14.

KCC Highways

No highways considerations arise.

6. APPRAISAL

- 6.01 The Gardens have been subject to a number of anti-social behaviour events. The installation of the gates will allow the Council to manage the area in a more effective manner, for example, during evening periods.
- 6.02 The gates are designed to match the existing railings that sit atop the boundary wall.
- 6.03 There are no adverse impacts upon the character of the area and no impact upon the setting of heritage assets.
- 6.04 It is therefore considered that these minor works are acceptable.

- 6.05 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

GRANT planning 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 gates shall be made of materials to match the existing boundary railings and finished in a similar manner.

Reason: In order to ensure that the character and appearance of the area is maintained.

Case Officer: Austin Mackie