

## REPORT SUMMARY

<b>REFERENCE NO:</b> - 22/501983/FULL		
<b>APPLICATION PROPOSAL:</b> Extension to the time for a temporary use by a further 3 years. Use comprises offices, storage and retail warehouse, and public car parking.		
<b>ADDRESS:</b> Former RM Depot, 98 Sandling Road, Maidstone, ME14 2RJ		
<b>RECOMMENDATION:</b> Application Permitted		
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL:</b> This is an acceptable resubmission of a previous temporary planning permission to permit up to 3 more years on the basis that the uses are economically and socially beneficial and do not prejudice the more comprehensive redevelopment scheme coming forward under policy RMX1(2) of the Maidstone Borough Local Plan 2017.		
<b>REASON FOR REFERRAL TO COMMITTEE:</b> Council Application		
<b>WARD</b> North	<b>APPLICANT</b> Maidstone Borough Council <b>AGENT</b> Evans & Langford LLP	
<b>CASE OFFICER:</b> Austin Mackie	<b>VALIDATION DATE:</b> 20.04.2022	<b>DECISION DUE DATE:</b> 20/07/22
<b>ADVERTISED AS A DEPARTURE:</b> Not necessary		

### RELEVANT PLANNING HISTORY:

16/507358 Change of use of Royal Mail Depot and ancillary offices to a mix use comprising B1a (Offices), use of main warehouse for public car parking, use of warehouse 2 for a mixed B8 and A1 retail warehouse, use of undercroft parking as a carpark; for a temporary period of 5 years. Approved January 2017.

#### 1.0 DESCRIPTION OF SITE

- 1.01 The site is located towards the northern end of the town centre, is accessed from Sandling Road and contains a three-storey office building, two former warehouses, service yards and parking areas.
- 1.02 The land has been used for a number of years for car parking, a mixed B8 storage and A1 retail warehouse unit and offices/community meeting rooms; following the grant of temporary planning permission 16/507358/FULL. That permission expired in January 2022.
- 1.03 Licensees include Demelza (from 2017), and Liberty Church from 2019. In addition to the public parking there are short term private parking contracts with the NHS, the Coroners Office and Golding Homes.
- 1.04 The site is owned by MBC who have an aspiration to redevelop the site.

## **2.0 PROPOSAL**

- 2.01 It is proposed to continue the above temporary uses for up to 3 further years.
- 2.02 As well as the public car parking, the buildings are occupied by local charities, as well as a community meeting space.
- 2.03 There are no changes proposed to the buildings or other surface fabric.

## **3.0 POLICY AND OTHER CONSIDERATIONS**

Maidstone Borough Local Plan (2017): RMX1(2)

Maidstone Borough Council – Local Plan Review, Submission March 2022. The Regulation 22 draft is a material consideration, and some weight must be attached to the document because of the stage it has reached. This weight is limited, as it has yet to be the subject of an examination in public. However, the emerging plan is consistent with the adopted in promoting the regeneration of the site and again this objective is not prejudiced by the temporary use.

## **4.0 LOCAL REPRESENTATIONS**

None received

## **5.0 CONSULTATIONS**

Environment Agency: No objections

Kent Police: We would like to request a crime prevention statement to provide further information in relation to physical security measures.

KCC (Flood and Water Management): No comment

Environmental Protection: No comments

## **6.0 APPRAISAL**

- 6.01 The site is allocated under policy RMX1(2) to deliver a mix of retail, employment and housing development. At this stage no redevelopment scheme has been submitted and the redevelopment programme is being prepared. Thus currently anticipates works on the redevelopment scheme commencing in 2024/5, but as the Council has control over the terms of the licences / leases, any change in the redevelopment programme can be managed without prejudice to the delivery of the regeneration scheme.
- 6.02 The temporary permission now sought would have the effect of extending the overall length of the 'temporary' uses for what will be up to 8 years,

however, pending the redevelopment of the site, it is considered that the continuation of the temporary uses represents good use of the land/buildings.

- 6.03 The provision of public car parking spaces in the area continues to have a beneficial effect in meeting parking demand from town centre shoppers and local workers. The proposed temporary uses will continue to benefit the voluntary sector / charities and the public they support.
- 6.05 In the light of the benefits associated with the temporary uses and the absence of any prejudice to a more comprehensive redevelopment coming forward, it is considered acceptable in this instance for the uses to continue for up to 3 more years.
- 6.06 The comments of Kent Police can be dealt with by informative.

#### Public Sector Equality Duty

- 6.07 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.

## **7.0 CONCLUSION**

- 7.01 This is an acceptable request for a temporary planning permission for up to 3 more year on the basis that the public parking and charity/voluntary uses are economically and socially beneficial and the uses do not prejudice more comprehensive redevelopment schemes coming forward under policy RMX1(2) of the Maidstone Borough Local Plan 2017 and the draft Local Plan Review.

## **8.0 RECOMMENDATION –**

**GRANT PLANNING PERMISSION subject to the following condition** with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and / or as resolved by the Planning Committee.

### **CONDITION**

- 1) The development hereby permitted shall cease before the expiration of three years from the date of this permission.

Reason: To avoid prejudicing the long-term redevelopment of the site.

### **INFORMATIVES**

- 2) You are advised to contact Kent Police in relation to security measures to be adopted for this site.