

MA/10/0649:

S106 Contributions

I would advise that the **West Kent Primary Care Trust** have revised their requested contribution based on the sizes if the units within the scheme and are now seeking a contribution of £10,224 not £11,088.

Parks and Leisure have provided further justification and information as to where their previously requested contribution of £22,050 would be spent.

They have advised that within 1 mile of this development there are a number of green and open spaces, these include:

Woodbridge Drive Play Area
St Stevens Church Yard
Hudsons Quarry
Millers Wharf
Bridge Mill Way Open Space
South Park

The contribution requested above would be used to improve some or all of the above open spaces to accommodate the additional usage created as a result of this development.

Officer Comment

I consider that the above details are now sufficient to justify the request for the Open Space contribution. In my view however, priority should be given to improvement of the green and open space areas located within Tovil Parish, the first group set out above with priority to Woodbridge Drive and Bridge Mill Way.

I can also advise Members that I have sought further modifications from the applicant to improve the external appearance of the scheme and provide for a greater degree of landscaping.

The applicants have submitted amended plans showing proposed design changes in the light of the discussions that have taken place and have also commented on the suggested changes as follows.

'Elevational Treatment - First Floor Straw Mill Hill

Weatherboarding has been substituted for tile-hanging on the Straw Mill Hill elevation to Units 12 and 13.

Terraces/Balconies

The Council has requested that the terraces/balconies are deepened to 3.5m (being an extra 1m).

This is not feasible for all of the dwellings, due to the arrangement of the terraces. The terraces to Units 3, 10 and 11 are currently all interconnected at the rear of the development, and it is not feasible to further extend these terraces without impacting on the residential amenities of the future occupiers. It is also not reasonable or feasible to

extend the terrace to Unit 14, as this is already a larger, wrap-around terrace providing a reasonable amount of amenity space, and it is noted that Maidstone BC does not have private amenity space standards. Also, should the terrace of Unit 14 be extended rearwards, the supports would interfere with the access and parking arrangements.

We agree to extend the terraces of Units 1, 2, 12 and 13 to a depth of 3500mm. We note that there is a recommended condition (11(e)) which requires further details of the external terraces and privacy screens prior to commencement, to ensure that privacy between future occupiers and to neighbouring occupiers is maintained.

Unit 14 to be Moved Rearwards/Decrease the Access Width

The objective of these two interrelated points is to maximise opportunities for soft landscaping on the southern side of the development, to soften the appearance of the building as viewed from the south looking along Straw Mill Hill.

As discussed yesterday, it is not feasible or reasonable to move Unit 14 further rearwards, primarily as this would push the parking space and terrace supports into the rear courtyard which would detrimentally affect parking and manoeuvring within the site. In addition, the ridge line currently runs the full length of the Straw Mill Hill dwellings, and it would result in an awkward roof arrangement and southern flank elevation to Unit 13. Moving this Unit rearwards would also not achieve a substantial area of landscaping in any event, as it would conflict with the southern side front entrance to Unit 14.

We agree to reduce the access and driveway width, with the intention of providing additional soft landscaping on the southern side of the development and along the return. The first section of the access road has been reduced in width to 4800mm and the gated section to 3100mm. This allows the provision of 900mm wide planters close to the southern wall of Unit 14 as shown in drawing 304RevG, and this could be supplemented with a planter frame attached to the southern flank wall of Unit 14.

We consider that that above would satisfactorily achieve the Member's objective to provide further landscaping to visually soften the appearance of the building as viewed from Straw Mill Hill, and it is noted that recommended Condition 7 would require details of hard and soft landscaping prior to commencement.

Planters Under Decking

As suggested, we have introduced planters below the canopied area in the rear courtyard. We have also provided a 600mm wide planter bed along the southern boundary of the courtyard. All additional planting is shown on drawing 304RevG, and details would be supplied in accordance with the recommended Condition 7.

Conical Roof on Corner

We have completed the conical roof form as suggested; this necessitates the provision of small sections of parapet walled flat roofs to fully contain the accommodation below but it does restore the visual gaps to the housing units on Straw Mill Hill and Farleigh Hill as previously approved.'

I consider that the proposed changes would result overall in an improved external appearance to the scheme and have increased the opportunity to provide landscaping within the site and also enlarge where possible the external amenity terraces. I also welcome the applicant's agreement to the incorporation of a planting frame attached to the southern flank elevation of unit 14 facing the site access.

Amendments to recommendation

SUBJECT TO:

A: The receipt of amended plans confirming the changes set out above and;

B: The prior completion of a legal agreement, in such terms as the Head of Legal Services may advise, to secure;

- Contributions for Kent County Council (Mouchel) for Library facilities (£3,178), Adult Education facilities (£2,520) towards additional capacity and the new library and adult education centre and Youth and Community facilities (£2,550) in the form of monies towards a youth worker for the area.
- Contributions for the Primary Care Trust. This would consist of a contribution of £10,244 which would be spent at the identified surgeries within the proximity of the site.
- Contributions for MBC Parks and Leisure towards the provision or improvement of Open and Green Spaces within Tovil Parish/South Ward at Bridge Mill Way and Woodbridge Drive

The Head of Development Management be given DELEGATED POWERS to GRANT PLANNING PERMISSION subject to the conditions set out in the report and amended as follows:

Amend condition 8 to read as follows

- 8: The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines. The submitted details shall include inter-alia;
- (i) The provision of planter and planted beds under the terraced areas and within the car park and adjacent to the south flank elevation of unit 14.
 - (ii) The provision of a frame and climbing plants on the south flank wall of unit 14.

Reason: No such details have been submitted to ensure a satisfactory external appearance to the development pursuant to policy ENV6 of the Maidstone Borough-wide Local Plan 2000.

Amend condition 11 to read as follows

11. The development shall not commence until and in conjunction with the details submitted pursuant to condition 2 above, the following details have been submitted to and approved by the local planning authority;

- (i) large scale drawings at a scale of 1:50 or 1:20 showing

- (a) the layering of the elevations/juxtaposition of materials particularly at the junction of the weatherboarding and brickwork and ragstone panelling,
- (b) significant projections and recesses and details showing overhanging eaves and details combining these with rafter feet,
- (c) the extent of window/door reveals
- (d) details of the rubbed brick flat-arches to window heads and details of the brick window cills and brick window surrounds to the housing units with ragstone panel inserts
- (e) details of the design of the external terraced areas including any privacy screens between units
- (f) details of rainwater goods

The development shall thereafter be undertaken in accordance with the subsequently approved details.

Reason: To maintain the quality and integrity of the design and to ensure a satisfactory external appearance to the development pursuant to the advice in PPS1.

Add additional condition.

15. The development shall not commence until details of swift and bat bricks within the buildings have been submitted and approved by the local planning authority.

Reason: In the interests of biodiversity and ecology pursuant to the advice in PPS9.