

APPLICATION: MA/99/1420 Date: 20 August 1999 Received: 16 September 1999

APPLICANT: Kent County Council

LOCATION: Astley House, Hastings Road, MAIDSTONE

PARISH: Maidstone

PROPOSAL: Outline application for a residential redevelopment following demolition of existing buildings with all matters reserved for future consideration, as shown on drawing no. TQ7655/15h received on 02.09.99.

AGENDA DATE: 25th November, 1999

CASE OFFICER:

POLICIES

Maidstone Borough Local Plan 1993: ENV1
Maidstone Borough Wide Local Plan (Deposit Draft) 1997: ENV3
Kent Structure Plan 1996: ENV15
Planning Policy Guidance Notes: PPG1, PPG3 (PPG13)

HISTORY

MA/99/0857 - Change of use from local government offices to educational use by Kent Music School - Approved.

CONSULTATIONS

None.

REPRESENTATIONS

ONE LETTER OF SUPPORT has been received from a local resident subject to the following matters:

- The density of the housing is acceptable
- All parking is contained within the site
- Access to the site is adequate

THREE LETTERS OF OBJECTION have been received raising the following concerns:

- Additional traffic would be detrimental to highway safety;
- The main utilities could not cope with extra houses;
- There is already a parking shortage in the area and further development would add to this problem;
- The building is historic and should not be demolished as part of Maidstone's heritage.
- One resident suggested that the following measures be implemented should planning permission be granted:
 - . A parking zone be created on the Astley House side of Hastings Road;
 - . Removal of existing traffic islands;
 - . Allow the provision of hardstandings to existing properties along Hastings Road;
 - . Restrict all parking bays to permit holders only;
 - . Restrict the number of parking permits to 2 per household;

(It should be noted that on street car parking provision and traffic calming are not planning issues but matters to be dealt with by The Highway Authority).

ONE FURTHER REPRESENTATION was received from a local resident raising no direct objection but expressing concern about residents' car parking provision and use of the existing Astley House car park as an overflow. It has therefore been requested that careful consideration be given to car parking provision.

ASSESSMENT

Description of the site: The application site is located on the eastern side of Hastings Road in a predominantly residential area. The existing building on the site is a local government office building with a rear car park. The site covers an area of 0.52

hectares and there are two existing access points to the site along Hastings Road.

Proposal: The application seeks outline planning permission for residential development following the demolition of the existing building on the site. It should be noted that matters of means of access, siting, design, external appearance and landscaping are all reserved for future consideration.

PLANNING CONSIDERATIONS

As all matters of detail have been reserved for future consideration, the main issues to assess is whether residential development would be acceptable in principle on the site.

With regard to the existing building on the site, this building is not listed and it is considered that it does not hold any significant architectural and/or historic interest or merit to justify its retention. Therefore, the demolition of the existing building on the site is considered to be acceptable in principle.

With regard to the proposed use of the site for residential development, the site has no particular land use allocation on the proposals map in the adopted and deposit Local Plans. However, the site is located in a predominantly residential area and therefore use of the land for residential purposes is considered to be in keeping with the existing surrounding development. Government Guidance (PPG3) encourages the use of brownfield sites for housing development, especially within close proximity to and within town centre areas, with easy access to public transport provision. Therefore, residential development on the site is considered to be acceptable in principle, in accordance with Government Guidance and relevant planning policy.

RECOMMENDATION

Outline planning permission is GRANTED subject to the following conditions:

1. The development shall not commence until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

a. Siting b. Design c. External appearance d. Means of Access e. 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.

2. Prior to the commencement of the development, details of all fencing, walling and other boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

3. Prior to the commencement of the development, details of the parking spaces and/or garages and sufficient turning area to enable vehicles to enter and leave the site in forward gear shall be submitted to and approved in writing by the Local Planning Authority;

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

4. Prior to the commencement of the development, details of the means of vehicular access to the site, including the road width, kerb radii, visibility splays and details of finishing materials, shall be submitted to and approved in writing by the Local Planning Authority;

Reason: No such details have been submitted.

5. The approved details of the access shall be completed before the commencement of the use of the land or buildings hereby permitted and the sight lines maintained free of all obstruction to visibility above 1.0 metres thereafter;

Reason: In the interests of road safety.

6. Prior to commencement of development, details of foul and surface water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority; and the approved details shall be implemented before the hereby permitted development is brought into use;

Reason: No such details have been submitted.

Informatives set out below

The applicant is advised that works within the limits of the highway must be carried out in accordance with the Council's Technical Services Manager (Highways) from whom a detailed specification can be obtained (01622 602367).

No vehicles may arrive, depart, be loaded or unloaded within the general site except between the hours of 0800 hours and 1900 hours Monday to Fridays, and 0800 hours and 1300 hours on Saturdays (and no time on Sundays or Bank Holidays).

Plant and machinery used for demolition and construction shall only be operated within the site between 0800 and 1900 hours Monday to Friday, 0800 and 1300 hours on Saturdays (and no time on Sundays and Bank Holidays).

Clearance and subsequent burning of existing woodland or rubbish must be carried out without nuisance from smoke etc. to nearby residential properties. Advice on minimising any potential nuisance is available from the Council's Environmental Health Manager (01622 602308).