

REPORT SUMMARY

REFERENCE NO - 14/0203			
APPLICATION PROPOSAL The north wall of the car park is to be demolished and re-built			
ADDRESS Car Park, King Street, Maidstone, Kent, ME14 1BH			
RECOMMENDATION GRANT			
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development, subject to the conditions stated, is considered to comply with the policies of the Development Plan (Maidstone Borough-Wide Local Plan 2000) and there are no overriding material consideration to indicate a refusal of planning consent.			
REASON FOR REFERRAL TO COMMITTEE The Council is the applicant.			
WARD High Street Ward	PARISH/TOWN COUNCIL Maidstone	APPLICANT Mr David Guest AGENT	
DECISION DUE DATE 02/04/14	PUBLICITY EXPIRY DATE 02/04/14	OFFICER SITE VISIT DATE 07/03/14	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
13/2186	Rebuilding of wall	Withdrawn	21/01/14
<i>Summarise Reasons</i>			

The recommendation for this application is being reported to Committee for decision because:

- the Council is the applicant

1.0 POLICIES

Maidstone Borough-Wide Local Plan 2000: None specific
Government Policy: National Planning Policy Framework

2.0 HISTORY

MA/13/2186 Rebuilding of wall - withdrawn

3.0 CONSULTATIONS

- 3.1 Conservation Officer: Do not wish to object. In its context, the fence is not so harmful as to refuse.
- 3.2 Kent County Council Heritage Conservation Unit: No comments.

4.0 REPRESENTATIONS

4.1 None to date.

5.0 CONSIDERATIONS

5.1 Site Description

5.1.1 This application relates to a wall, which is located to the north of an existing public car park in Maidstone Town Centre. To the north of the wall is a private road serving a taxi business. The wall runs along the southern boundary of Maidstone Holy Trinity Conservation Area.

5.2 Proposal

5.2.1 Planning Permission is sought for the demolition and rebuilding of the wall, which is in a poor state of repair. A ragstone face to the plinth is to be used, with masonry above and a chain link fence on top.

5.3 Visual Impact

5.3.1 The existing wall is currently in a poor state of repair, which the applicant has identified as "dangerous". Indeed, it is a mixture of ragstone and brick and has the appearance of having been repaired in places. I do not consider that in its current form, the wall makes a positive contribution to the character and appearance of the Conservation Area.

5.3.2 Initially a proposal sought a design of wall being mainly brick with ragstone patches. This was not considered to be suitable to the Conservation Area, and following advice from the planning department, this revised design of wall is now proposed with a ragstone face to the lower section and brick above. This design is considered more sensitive to the Conservation Area setting and more visually acceptable.

5.3.3 Although the addition of chainlink fencing is not ideal, it is in keeping with the character of the surroundings, which includes chainlink fencing, used elsewhere to the car park, and palisade fencing, to enclose a private car park north of the site.

5.3.4 Furthermore, it is a permeable type of fencing, so would have relatively limited visual impact because there would be views through it. It would also not be of an excessive height (projecting only approximately 700mm above the top of the wall).

5.3.5 I conclude that the proposal would preserve visual amenity and the character, appearance and setting of the Conservation Area. I note that the Conservation Officer has not objected.

5.4 Residential Amenity

5.4.1 Due to the nature, scale and siting of the works, there are no significant residential amenity issues.

5.5 Other Matters

5.5.1 Due to the nature and scale of the proposal, there are no significant archaeological issues.

6.0 CONCLUSION

6.1 The proposed development would preserve the character and appearance of the Conservation Area and complies with the Development Plan. Approval is recommended.

7.0 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 development hereby permitted shall be carried out in accordance with the following approved plans:

drawing no.s Rear wall/01 rev A, Rear wall/02/Rev A and a Site location plan received 06/02/14

Reason: To preserve the setting, character and appearance of the Conservation Area.

3. The development shall not commence until samples of the bricks to be used in the construction of the external surfaces of the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To preserve the setting, character and appearance of the Conservation Area.

4. The development shall not commence until a sample panel of ragstone has been constructed on site, made available for inspection by, and approved in writing by, the Local Planning Authority and the development shall be constructed in accordance with the approved panel;

Reason: To preserve the setting, character and appearance of the Conservation Area.

REASON FOR APPROVAL

Standard Full Plans, Outline, Reserved Matters Approval Reason:

The proposed development, subject to the conditions stated, is considered to comply with the policies of the Development Plan (Maidstone Borough-Wide Local Plan 2000) and there are no overriding material consideration to indicate a refusal of planning consent.