

AMENDED AGENDA

STRATEGIC PLANNING, SUSTAINABILITY AND TRANSPORTATION COMMITTEE MEETING



Date: Tuesday 14 July 2015
Time: 6.30 pm
Venue: Town Hall, High Street,
Maidstone

Membership:

Councillors Burton (Chairman), English,
Mrs Gooch, Mrs Grigg, Harwood,
Paine, Springett, de Wiggondene and
Mrs Wilson

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1. Apologies for Absence
2. Urgent Items
3. Notification of Visiting Members
4. Disclosures by Members and Officers

Continued Over/:

Issued on 7 July 2015

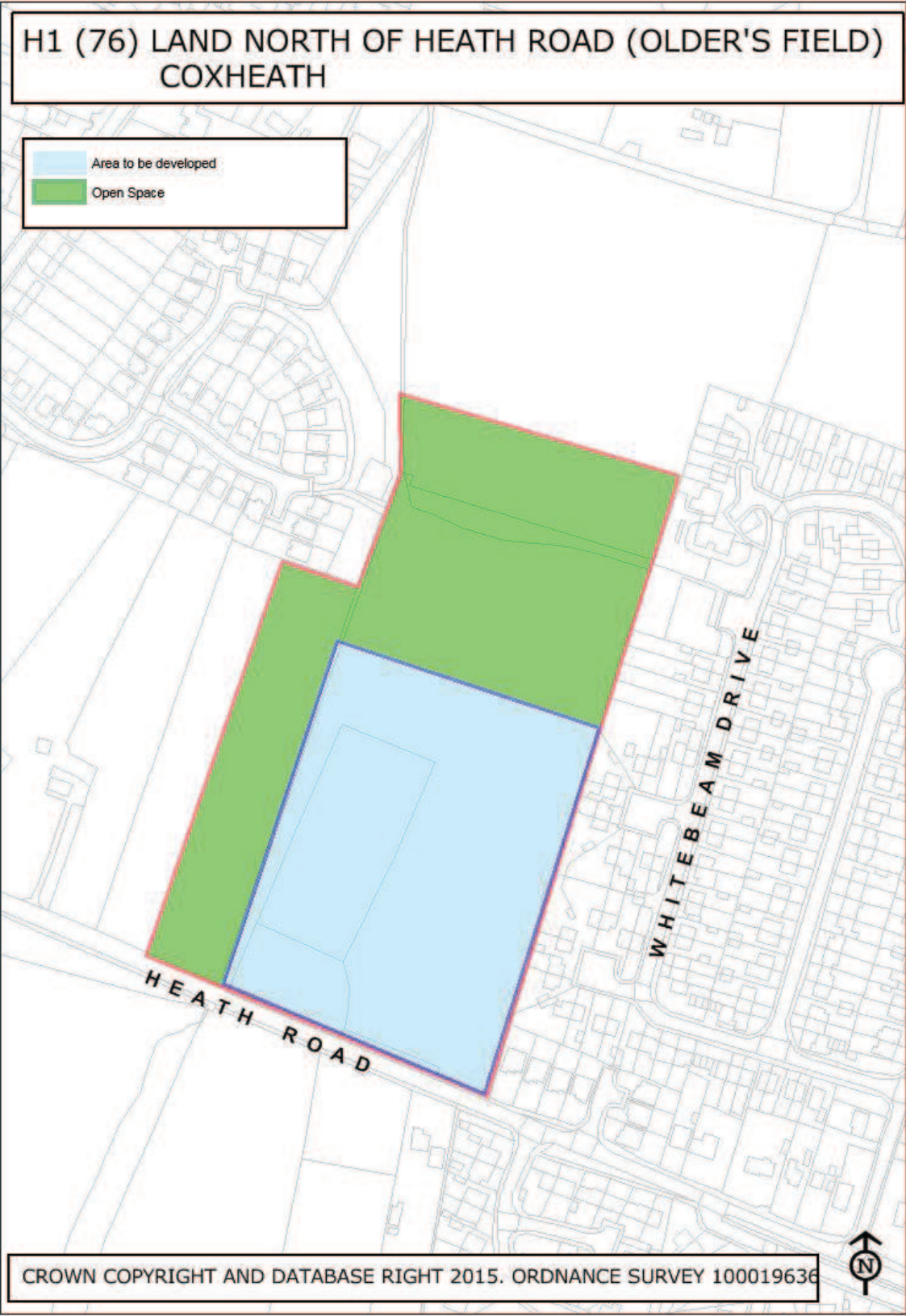
The reports included in Part I of this agenda can be made available in **alternative formats**. For further information about this service, or to arrange for special facilities to be provided at the meeting, **please contact TESSA MALLET on 01622 602621**. To find out more about the work of the Committee, please visit www.maidstone.gov.uk

**Alison Broom, Chief Executive, Maidstone Borough Council,
Maidstone House, King Street, Maidstone Kent ME15 6JQ**

5. Disclosures of Lobbying
6. Minutes of the meeting held on 9 June 2015
7. Presentation of Petitions (if any)
8. Questions and answer session for members of the public
9. To consider whether any items should be taken in private because of the possible disclosure of exempt information
10. For information - Committee Work Programme
11. Report of the Head of Planning and Development - Planning, Transport and Development Overview and Scrutiny - recommendations arising from the review of Transport in Maidstone - alternatives to using the car
12. Verbal Updates - Task and Finish Groups
13. Report of the Head of Planning and Development - MBLP Policy DM11 Open Space and Recreation
14. Report of the Head of Planning and Development - Landscapes of Local Value
15. Report of the Head of Planning and Development - Affordable Housing Policy
16. Report of the Head of Planning and Development - Maidstone Borough Local Plan - mixed use allocations
17. Report of the Head of Planning and Development - Reconsideration of previously rejected Maidstone Borough Local Plan Regulation 18 Draft and 2014 SHLAA Housing Sites

- a) **Updated Appendix 5 and 6 for Agenda Item 17 - Reconsideration of Previously Rejected Maidstone Borough Local Plan Regulation 18 Draft and 2014 SHLAA Housing Sites**

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H1(76) – Land North of Heath Road (Older’s Field) Coxheath

Ward: Coxheath and Hunton

Parish: Coxheath

Current use: Vacant regenerating heathland/woodland with informal public access

Land North of Heath Road (Older’s Field) Coxheath: Development Criteria

The site is located on the north side of the B2163 Heath Road, immediately adjacent to the current western boundary of the village of Coxheath. It extends to 4.59h in area. The land falls gently towards the north.

Currently, the site is comprised largely of sweet chestnut woodland with heathland plants such as Broom taking hold, along with Sweet Chestnut/Silver Birch trees on previously more open areas. In the centre of the area is an open grassed area beyond a bund feature.

Established woodland (2.13ha) to the north is not currently being managed as coppice woodland. This has permission however, for use as public open space, approved under application 13/1999.

From throughout much of the site, the dwellings at Whitebeam Drive/Lynden Road and Wakehurst Close within the existing village boundary of Coxheath to the east are visible; there is a harsh edge to the village. The majority of this boundary is close-boarded fencing and the houses are on slightly higher land than much of the site. The current boundary edge with Coxheath is used for dumping of household garden waste in some cases.

Approximately half way into the site, to the north west, the dwellings at Adbert Drive/Fairhurst Drive are visible. These were built on the site of a former scrap metal yard and are accessed from Dean Street further to the west which comprises a linear residential development on either side.

The whole site area is criss-crossed by a network of informal paths running north-south and east-west through the woodland and scrub and is well-used on an informal basis by local residents.

PROW KM46 runs along the western side of the site from Heath Road towards Pleasant Valley Lane which is also a PROW (KM44) but which is surfaced and serves a number of dwellings and also grazing land.

Planning permission was granted in 1972 (MK/3/71/385) for a petrol filling station and showroom with caretaker’s flat on the part of the site fronting Heath Road. The development was commenced and an application for a lawful development certificate, demonstrating that the permission remained valid, was

granted in 1999 (99/0771). However, given the regeneration that is taking place on the site, evidence of the works undertaken to implement the 1972 permission are becoming harder to see on site but they do remain.

Two areas of open space to the west and north of the proposed residential development area are indicated. These areas should be provided and transferred to the Council or other appropriate body. These areas together with the area to the north already permitted as open space will, play an important role in prevent coalescence between the settlements of Dean Street and Coxheath. This is an aspiration of the emerging Coxheath Neighbourhood Plan.

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The layout will provide for a range of dwelling types and sizes to ensure an appropriate mix of accommodation is provided.
2. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.
3. Residential development shall take place on not more than 2.25ha of the site as indicated on the Proposals Map and shall be accessed from the B2163 Heath Road.
4. Two areas of open space comprising a minimum of 1.54ha to the north of the residential development area and a minimum of 0.8ha to the west of the residential development area as shown on the proposals map shall be provided and transferred to the Council or other appropriate body.

Landscape/Ecology

5. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.
6. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
7. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Flood risk and drainage

8. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that

demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community facilities

9. Appropriate contributions towards community infrastructure in Coxheath to mitigate the additional impact of the development will be provided where proven necessary.

Open space

10. In addition to the provision of publicly accessible open space pursuant to Criterion 2 other contributions towards other types of open space as proven necessary and/or contributions towards such provision off-site will be provided.

Access

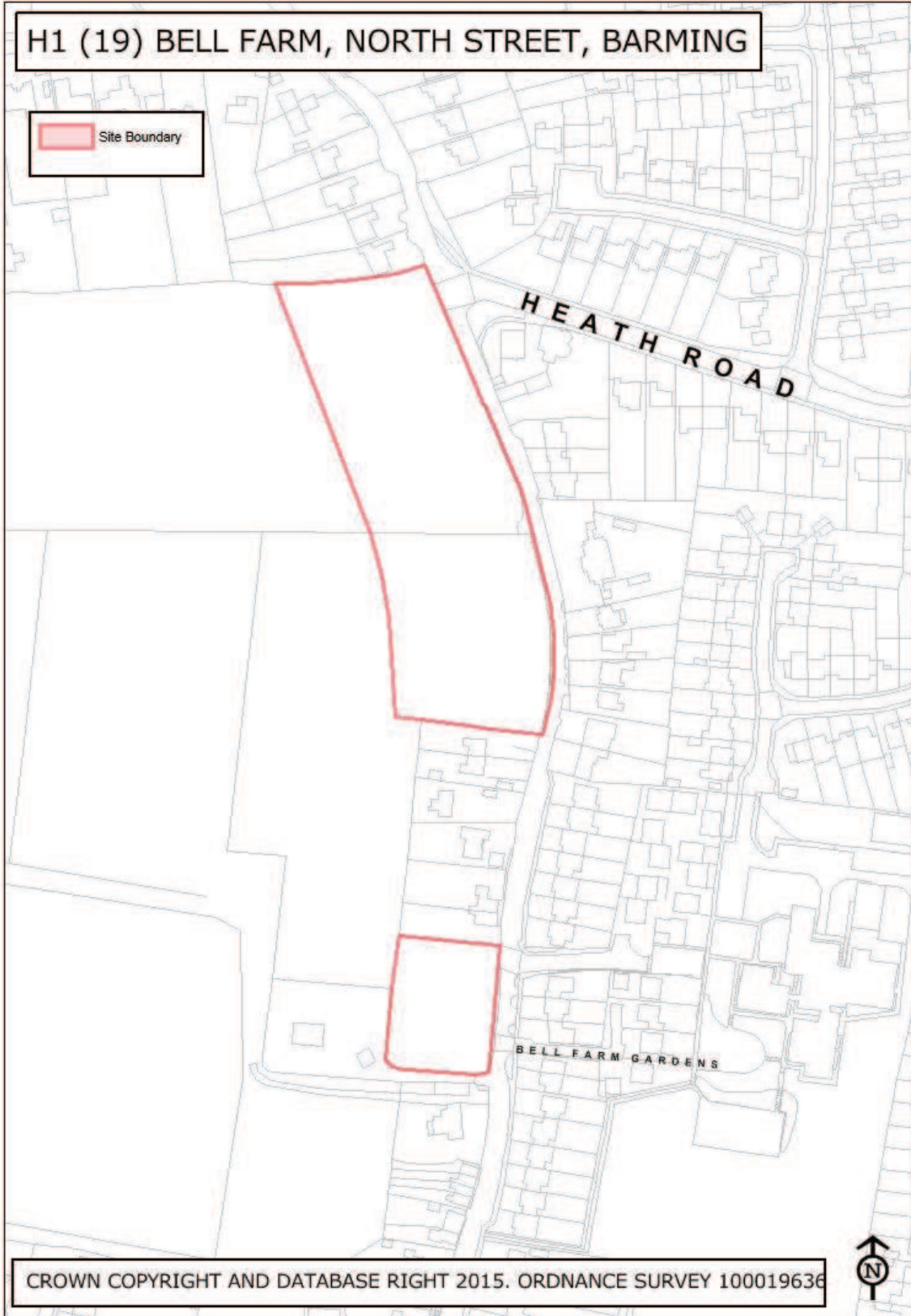
11. Vehicular access shall be taken from the B2163 Heath Road.
12. Improvements to PROW KM46 from Heath Road as far as its junction with KM46 (Pleasant Valley Lane) for the benefit of both pedestrian and cycle access.

Highways

13. Appropriate contributions towards the improvement in capacity and safety of the junction of the B2163 Heath Road and the A229 Linton Road at Linton Crossroads will be provided where proven necessary
14. The existing pedestrian footpath on the north side of Heath Road that currently terminates at Wakehurst Close shall be extended across the site frontage as far as PROW KM46.

Site area 4.59ha Developable area 2.25ha
Approximate yield: 55 Net density: 24.4dwellings/ha

H1 (19) BELL FARM, NORTH STREET, BARMING



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+H1 (19) Bell Farm, North Street, Barming: Amended Criterion 2

Criterion 2 currently reads:

2: The North Street frontage will be set back from the road to maintain the open character of this location.

Amend criterion 2 to read:

2: Development on the North Street frontage shall be set back a minimum of 5m from the road to maintain the open character of this location.