

AGENDA

PLANNING COMMITTEE MEETING



Date: Thursday 25 September 2014
Time: 6.00 pm
Venue: Town Hall, High Street,
Maidstone

Membership:

Councillors Ash, Collins, Cox, Edwards-Daem,
English (Chairman), Greer, Harwood,
Hogg, Moriarty, Paine, Paterson,
Mrs Robertson and J.A. Wilson

Page No.

1. Apologies for Absence
2. Notification of Substitute Members
3. Notification of Visiting Members
4. Items withdrawn from the Agenda
5. Date of Adjourned Meeting - 2 October 2014

Continued Over/:

Issued on 17 September 2014

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 DEBBIE SNOOK on 01622 602030**. To find out more about the work of the Committee, please visit www.maidstone.gov.uk

Alison Broom

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

6. Any business the Chairman regards as urgent including the urgent update report as it relates to matters to be considered at the meeting
7. Disclosures by Members and Officers
8. Disclosures of lobbying
9. To consider whether any items should be taken in private because of the possible disclosure of exempt information.
10. Minutes of the meeting held on 3 September 2014 - to follow
11. Presentation of Petitions (if any)
12. Report of the Head of Planning and Development - Deferred Items 1
13. MA/14/0398 - 649 Loose Road, Loose, Maidstone, Kent 2 - 8
14. 14/500307 - 2 Boyton Court Cottages, Boyton Court Road, Sutton Valence, Kent 9 - 17
15. 14/500738 - South Park, Armstrong Road, Maidstone, Kent 18 - 24
16. Appeal Decisions 25
17. Report of the Head of Planning and Development - List of S106 Contributions Held by the Council 26 - 39
18. Update on Matters Referred to Cabinet Members
19. Chairman's Announcements

PLEASE NOTE

The order in which items are taken at the meeting may be subject to change.

The public proceedings of the meeting will be broadcast live and recorded for playback on the Maidstone Borough Council website.

BACKGROUND DOCUMENTS: The background documents for the items on the agenda are to be found on the respective planning files for each application and on the files for those applications referred to in the history section of each report. Background documents are available for inspection during normal office hours at the Maidstone Borough Council Gateway Reception, King Street, Maidstone, Kent, ME15 6JQ

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

25 SEPTEMBER 2014

REPORT OF THE HEAD OF PLANNING AND DEVELOPMENT

DEFERRED ITEMS

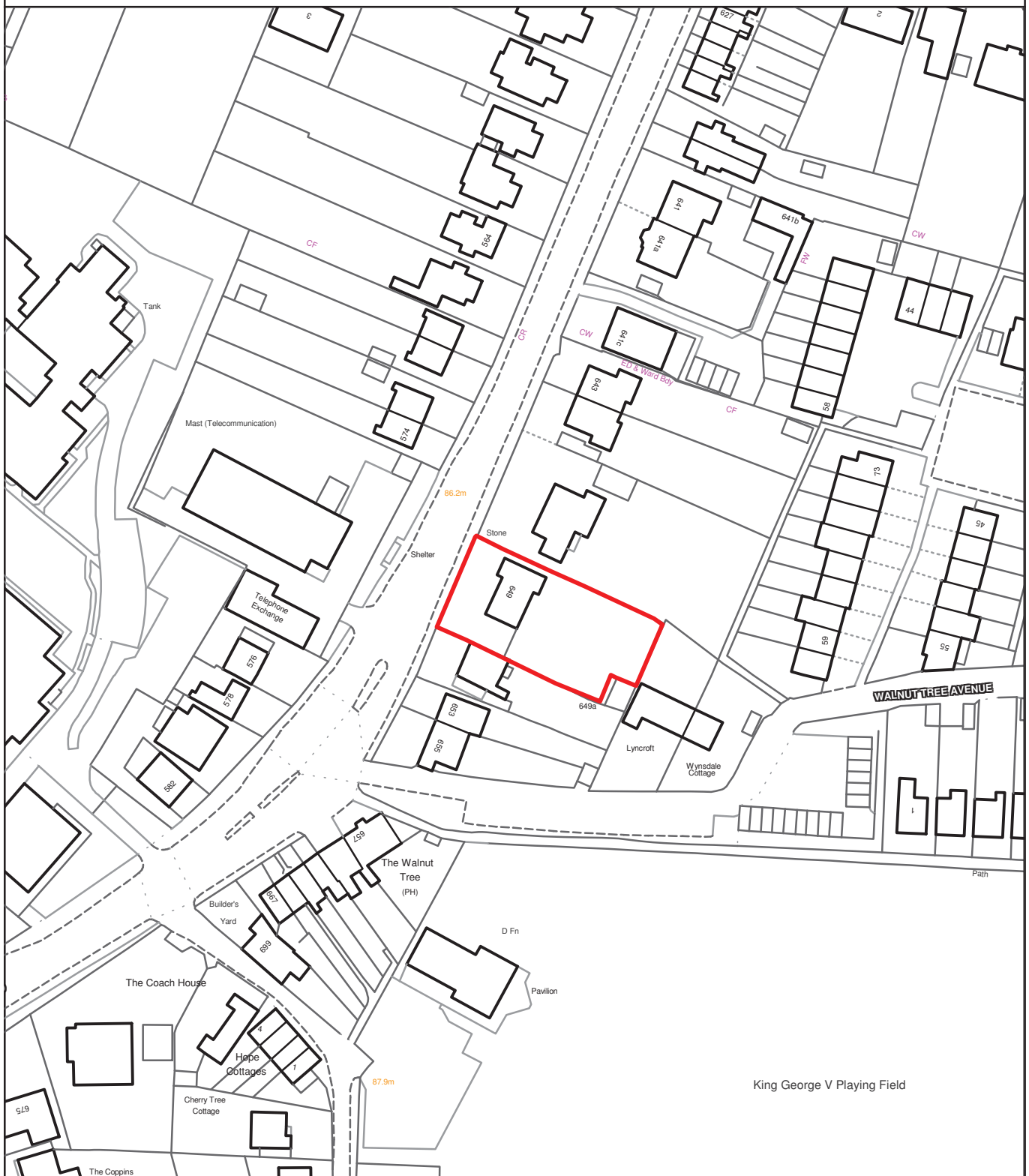
- 1.1. The following applications stand deferred from previous meetings of the Planning Committee. The Head of Planning and Development will report orally at the meeting on the latest situation.
- 1.2. MA/07/2133 - DEMOLITION OF EXISTING BUILDINGS, ERECTION OF A FIVE STOREY RESIDENTIAL DEVELOPMENT COMPRISING OF 52 STUDIO APARTMENTS AND 24 ONE-BED FLATS WITH 38 UNDERCROFT PARKING SPACES AND 22 EXTERNAL PARKING SPACES WITH VEHICULAR AND PEDESTRIAN ACCESS FROM HART STREET TOGETHER WITH LANDSCAPING - LAGUNA MOTORCYCLES SITE, HART STREET, MAIDSTONE Date Deferred
10 April 2014
- 1.2.1. Deferred for the submission of a revised viability assessment which contains up-to-date figures and which is based on current market conditions to inform Members' discussions on matters including the provision of affordable housing, the achievement of Level 4 of the Code for Sustainable Homes, the provision of landscaping to the footpath to the west of the site and possible improvements to the design.
- 1.3. MA/12/2255 - OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 53 RESIDENTIAL UNITS WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATION - NURSES HOME, HERMITAGE LANE, MAIDSTONE, KENT 3 July 2014
- 1.3.1. Deferred to allow the applicant more time to consider the DVS (VOA) report.

Agenda Item 13

THE MAIDSTONE BOROUGH COUNCIL

649 Loose Road
Loose
Maidstone
ME15 9UT

MBC Ref: MA/14/0398



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Rob Jarman
Head of Planning

14/REPORT SUMMARY

REFERENCE NO - 14/0398			
APPLICATION PROPOSAL Erection of a first floor extension, roof extension and creation of rear balcony.			
ADDRESS 649, Loose Road, Loose, Maidstone, Kent, ME15 9UT			
RECOMMENDATION - Approve subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION It is considered that the proposal is not contrary to the provisions of the development plan and there are no other material considerations which would warrant refusal of planning permission.			
REASON FOR REFERRAL TO COMMITTEE The application is being reported to the planning committee as the recommendation is contrary to the views of Loose Parish Council.			
WARD Loose	PARISH/TOWN COUNCIL Loose	APPLICANT Miss Samantha Fellows AGENT Seymour Rogers Associates	
DECISION DUE DATE 05/05/14	PUBLICITY EXPIRY DATE 05/05/14	OFFICER SITE VISIT DATE 24/03/14 and 12/09/14	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
63/0033/MK3	House with garage and the widening of the existing vehicular access	Approved with conditions	March 1963
MA/00/0148	Alterations and extensions to form single dwelling, including driveway, gates, new curtilage and landscaping.	Approved with conditions	June 2000
^			
ENF/13084	Business Use	No Breach	April 2014

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.01 The application site comprises a detached dwelling located within the urban boundary of Maidstone and within the residential area of Loose. The site comprises a rectangular shaped site with vehicular parking to the front accessed directly from Loose Road. The dwelling is part two storey, part single storey with a projecting gable end roof extension which includes a higher ridge height projecting to both the front and rear. There is a line of established trees to the front boundary of the site providing significant screening from the street. This is a characteristic of the front boundaries on this side of Loose Road.

1.02 The surrounding area comprises dwellings of a variety of styles, ages and designs. The pattern of development is also inconsistent. To the rear of the site is a modest separate dwelling accessed via an independent driveway running along the southern boundary of the site.

2.0 PROPOSAL

2.01 Planning permission is sought for the erection of a first floor extension and roof extension.

2.02 The first floor extension would measure some 8.9m in width to be inline with the flank elevation of the dwelling. This would also have a depth of 7.9m. The proposed roof extension would create a hipped roof linking to the existing gable end addition maintaining the existing eaves height of approximately 5m and creating a ridge height of some 7.4m.

2.03 Following discussions with the applicant and agent, the rear balcony element of the proposal has been removed and revised plans to illustrate this change are expected and will be presented at the committee meeting.

3.0 SUMMARY INFORMATION

	Existing	Proposed
Site Area (ha)	0.081	
Approximate Ridge Height (m)	6.5m	7.4m
Approximate Eaves Height (m)	5m	5m
Approximate Depth (m)	9.3m	7.9m
Approximate Width (m)	8.9m	8.9m
No. of Storeys	1 & 2	2

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan: H18

Supplementary Planning Documents: MBC Residential Extensions SPD 2009

5.0 LOCAL REPRESENTATIONS

Two Neighbour representations have been received raising a number of issues including the scale of the development proposed, its visual impact upon the area, a loss of privacy to neighbouring dwellings and that the materials proposed are unsuitable.

6.0 CONSULTATIONS

Loose Parish Council - Wish to see the application refused for the following reasons:-

- "It is felt that this is a substantial extension and the addition of a balcony and extra windows will overlook other neighbouring properties particularly to the rear.
- It is felt that there is a privacy issue not just No649a but also 651 and 647 Loose Road.
- The raising of the roof seems unnecessary and the overall look with the use of UPVC weatherboarding will have a detrimental impact on the streetscene due to the increase in height and scale of the proposed alterations".

7.0 CONSIDERATIONS

Principle of Development

7.01 In general, extensions to dwellings are acceptable in principle within the urban area, however, they should be appropriate in their relationship to the host dwelling, their scale and visual impact, impact upon neighbouring amenity and impact upon parking.

7.02 Therefore, the principle of this development is acceptable; it is then a case of the suitability of the proposal in its impact and design.

7.03 The council's Residential Extensions SPD 2009 provides some further guidance on such residential extensions as below:-

- *"The scale and form of an extension should fit unobtrusively with the building and its setting and be compatible with the surrounding properties.*
- *An extension should not dominate the original building or the locality, and should be subservient to the original dwelling".*

7.04 This proposal will be assessed against the criterion on policy H18 as well as the guidance within the Residential Extensions SPD.

Visual Impact

7.05 In terms of the visual impact of the proposal, the extension would respect the existing flank elevations of the dwelling and would comprise a modest first floor addition. It is noted that this is a large extension which will

significantly increase the ridge height of the dwelling and in particular, the single storey section, although in my view, the resulting ridge height would be comparable to neighbouring properties and would be in proportion with the form of the dwelling as a whole. This is also relative to the existing two storey element of the dwelling. I also consider that this would be an improvement to the appearance of the dwelling and have a greater sense of balance between the elevations and roof. The depth of the extension is also modest respecting the projecting gable end two storey projection as the dominant feature of the building. A number of comments have been raised concerning the materials proposed under this application. It is stated within the application form that this would comprise matching brickwork with UPVC weatherboarding. Whilst the weatherboarding is not a feature within the immediate streetscene, I do not consider this would be inappropriate in an urban residential area which comprises many different materials. Having said that, a condition will be imposed to require details and samples of the materials prior to the commencement of the development to ensure they are of an appropriate appearance and quality.

7.06 I am therefore of the view that the design proposed relates well to the existing form and scale of the dwelling and would not result in any significant harm to its appearance or character.

7.07 In terms of the impact upon the street scene, although visible to a degree, the proposed extensions would not be significantly prominent due to the existing line of trees to the front boundary. I also consider the design of this proposal is acceptable in the context of the street, which would create an attractive dwelling within Loose Road which comprises dwellings various styles and ages. Indeed, most of the surrounding dwellings are two storey in scale and therefore, the proposed extensions and resulting two storey scale with raised ridge height, would not be out of keeping with this character. I am therefore of the view that this proposal would not cause significant harm to the character or appearance of the surrounding streetscene or locality.

Residential Amenity

7.08 In terms of neighbouring amenity, I do consider that the balcony shown on the submitted plans is inappropriate and would afford 180° views leading to an impact upon the privacy of neighbours. Therefore, the balcony has been removed from the proposal and revised plans to illustrate this will be presented at the committee. The remaining extension comprises rear facing windows and would not afford any views over and above the existing rear facing windows within the two storey element and as such, I do not consider that there would be a loss of privacy. A condition will also be imposed to ensure that the balcony cannot be constructed at a later date without planning permission. Furthermore, the scale and design of the extension would not result in any significant loss of light, outlook or overshadowing of any neighbours. I therefore consider that there would not be any significant harm to the amenity of any neighbouring properties.

Highways

- 7.09 In terms of the highways impact, the existing garage to the side would be retained together with its associated driveway. This would continue to provide sufficient parking provision for this property ensuring there would not be any significant harm to highways safety.

Landscaping

- 7.10 With regard to landscaping, no existing landscaping or tree planting would be lost as a result of this proposal. Some established tree planting exists along the front boundary and I do not consider it would be reasonable in this case to request additional planting within this site.

Other Matters

- 7.11 Due to the maintained nature of this urban area residential site and the nature of this proposal, I do not consider there would be any significant ecological impact as a result of this development.

8.0 CONCLUSION

- 8.01 Taking all of the above into account, it is concluded, that the proposal complies with Development Plan Policy and I therefore recommend approval.

9.0 RECOMMENDATION – GRANT Subject to the following Conditions:-

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 shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of the building(s) 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 ensure a satisfactory appearance to the development.

3. The rear facing roof area of the dwelling shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority;

Reason: To prevent overlooking of adjoining properties and to protect the privacy of the occupiers.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan numbers WD/01/649/14, WD/02/649/14 and Application Form received 11th March 2014.

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

INFORMATIVES

N/A

Case Officer: Kevin Hope

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website. The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

Reference number: MA/14/0398

Officer Comment

Following receipt of amended proposed plans omitting the proposed balcony to the rear of the dwelling, I would like to amend condition 3 of the recommendation to include this plan as outlined below.

Recommendation

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan number WD/01/649/14 and Application Form received 11th March 2014 and plan number WD/02B/649/14 received 17th September 2014.

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.





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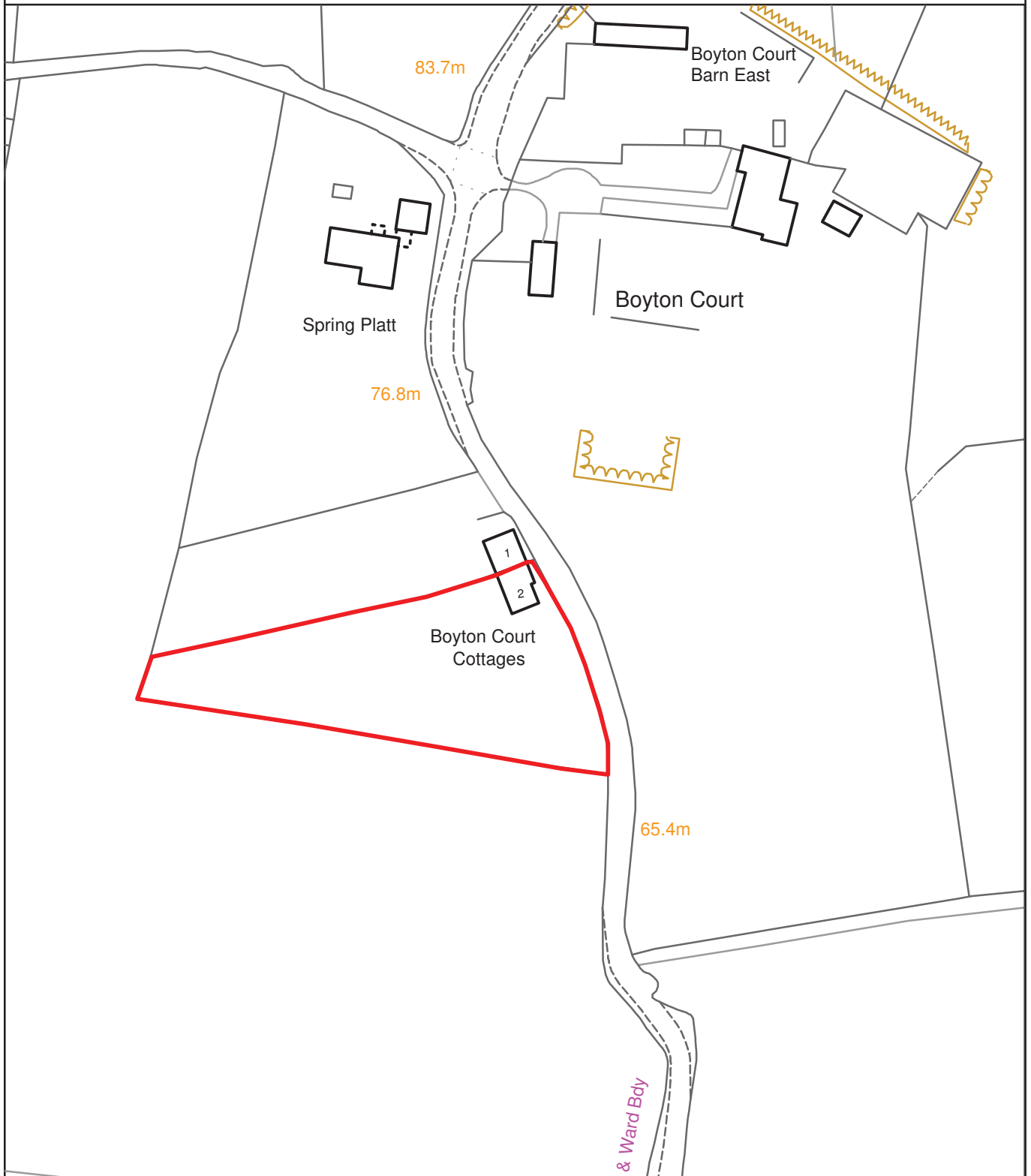


Agenda Item 14

THE MAIDSTONE BOROUGH COUNCIL

2 Boyton Court Cottages
Boyton Court Road
Sutton Vallenge
Kent

MBC Ref: 14/500307



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Rob Jarman
Head of Planning

REPORT SUMMARY

REFERENCE NO - 14/500307/FULL		
APPLICATION PROPOSAL Ground floor rear extensions, side extension at first floor and roof level, entrance porch, chimney stack, placement of windows and roof-lights, car port and related alterations.		
ADDRESS 2 Boyton Court Cottages Boyton Court Road Sutton Valence Kent ME17 3EG		
RECOMMENDATION		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL REASON FOR REFERRAL TO COMMITTEE The Parish Council wish to see this application refused and are prepared to go to Committee. They believe that this is over development of site, inappropriate design.		
REASON FOR REFERRAL TO COMMITTEE		
WARD Sutton Valence And Langley Ward	PARISH/TOWN COUNCIL Sutton Valence	APPLICANT Mr And Mrs Graves AGENT Judd Architecture Ltd
DECISION DUE DATE 25/08/14	PUBLICITY EXPIRY DATE 25/08/14	OFFICER SITE VISIT DATE
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): 81/0443- Details of detached bungalow pursuant to 80/391- Granted – 12/5/1981 79/1638- Addition of sitting and bedroom to existing – Granted 15/11/1979		

MAIN REPORT

1.0 DESCRIPTION OF SITE

The application relates to a Semi – detached property located to the west side of Boyton Court Road. Site is within the open country side

and it is within Sutton Valence Parish. The site also falls within a Special Landscape Area. To the rear of this property is a detached outbuilding which is currently located 3m away from the existing property.

2.0 PROPOSAL

- 2.1 Planning permission is sought for a front extension, single storey rear extension linked with the existing outbuilding, first floor side extension and detached garage.

The proposed front extension would be following dimensions.

Depth – 1.3m
Width – 3.7m
Height – 3.3m

Proposed extension would include a new side access steps.

- 2.2 Proposed first floor side extension would raise the first floor side roof dormer on the second floor. The extension and alterations would be the following dimensions:

Height – 10m pitched roof reducing to 4.7m from the ridge eaves
Width – 4.6m
Depth -6.6m

The proposed side dormer would be 1.6m wide with a height of 2m. The dormer would be located below the proposed roof apex. This would accommodate a dressing room and bathroom.

- 2.3 To the rear of the property a single storey rear extension would be proposed. The extension would have a round circular shape towards the south side of the property which would be 5m deep, reducing to 3m deep adjoining occupier at no 1. This extension proposes to link within the existing side outbuilding.

Dimensions of the rear extension would be the following:

Width – 8.3m
Depth - 5m reducing to 3m.
Height -4.629m

The extension would consist of matching roof tiles and matching bricks and UPVC doors and windows.

- 2.4 To the south side of the site would a proposed detached garage. The garage would have the following dimensions

Width – 5.2m
Depth – 8.3m
Height – 4.855m

The garage would have dual pitched roof to accommodate two cars, and additional garden equipment.

3.0 POLICY AND OTHER CONSIDERATION

- Maidstone Borough-Wide Local Plan 2000: , H33, ENV28, ENV34
- National Planning Policy Framework
- Supplementary Planning Document – Residential Extensions

4.0 LOCAL REPRESENTATIONS

4.1 3 neighbours consulted- 3 objections received which are summarised as follows:

- The extension would block views and intrude their privacy and block out their light to their property.
- The properties date back to 1850 and it would look out of place with the other properties.
- The development would be too large for the plot the house sits on and placed against attached neighbours.
- The scale and design of the proposed extension would not be in keeping with the existing character of numbers 1 & 2 Boyton Court Cottages.
- There would be significant loss of light and views to the adjoining property
- The proposal would be unsympathetic and ostentatious over development of the footprint plan and elevation for small plot.
- Property has historical record of subsidence and underpinning effect.
- Amended plans submitted have not taken any previous objections into account and therefore in principal the comments received remain unchanged.

5.0 CONSULTATIONS

5.1 The Parish Council wish to see this application refused and are prepared to go to Committee. They believe that this is over development of site, inappropriate design in a rural area and will have a negative impact and cause loss light to the neighbouring property.

6.0 APPRAISAL

Principle of Development

- 6.1 Extensions to residential properties in the countryside are primarily assessed under the provisions of policy H33 of the Local Plan, which requires proposals to satisfy the following criteria:
- (a) Be of a scale and design which does not overwhelm or destroy the character of the original property; and
 - (b) Proposal is not poorly designed or unsympathetically related to the existing house Or
 - (c) Result in a development which individually or cumulatively is visually incongruous in the countryside or
 - (d) Result in unacceptable loss of amenity or privacy for adjoining residential property.
- 6.2 In addition, proposals should be in accordance with the considerations and guidelines set out in the Supplementary Planning Document: Residential Extensions (SPD).
- 6.3 This seeks to secure a high quality of design in new development and central government planning policy and guidance as set out in the National Planning Policy Framework.
- 6.4 Policies ENV28 and ENV34 deals with the scenic quality and distinctive character of the area and priority is given to the landscape over other planning considerations.

Size, Design and siting

- 6.5 The adopted residential extensions SPD requires that the scale, proportion and height of extensions should be subordinate to the original house and fit unobtrusively with the building and its setting.
- Impact upon the property and the character of the surrounding area*
- 6.6 2 Boyton Court Cottages is located within a rural countryside location; it is attached to 1 Boyton Court Cottage. The character of the surrounding area is mostly made up of open fields with a few agricultural buildings scattered around. The houses within this area are also different styles and sizes; there is no set pattern or similarities.
- 6.7 The design of the proposed rear extension would be curved design with a round velux window. This would not be dissimilar to an oast formation and a large sweeping cone. The proposed extension would be modest in scale and size and would not overwhelm or dominate the existing house. It would also have matching peg tiles and traditional patio doors, to the one existing on the property.

- 6.8 The extension would not be seen from the main street scene and therefore would not affect or harm the character of the property towards the front elevation or the countryside.
- 6.9 The changes to the side elevation of the property would involve raising the roof of the existing single storey side extension to create a first floor extension and accommodating a side dormer to the property. The first floor side extension would have matching pitched roof to the main property. This roof would be positioned below the main roof the property. In terms of, size and design the proposed extension would be subservient in terms of building footprint and floor space in relation to the existing property. In terms of impact to the country side the infilling of the 1st floor would not result in significant harm to the landscape.
- 6.10 To the front of the property a small porch with pitched roof would be created. This porch would create a small brick wall staircase for a new side entrance into the main house. Beside this staircase a chimney stack would be built for a new fireplace. The chimney stack feature would be erected to the corner of the building. In terms of character this feature would create a traditional style to the existing dwelling, with rag stone fenestration. The proposed extension would extend 1.3m deep and would be 3.3m high at this depth and height the extension would be acceptable within the street scene, the scale would respect the building to which it is attached and would not comprise the visual integrity of the existing dwelling
- 6.11 Objections have been raised by adjoining occupiers stating that the proposed extensions would be an overdevelopment on the existing site. SPD states that extensions within the countryside should be modest in scale and size and should not increase more than 50% in the volume of the dwelling.
- 6.12 While the extensions combined with the side extension would represent a relatively large increase in volume I consider the design to be appropriate and the extensions subservient to the main house. Ultimately they would not result in any significant harm to the openness of the countryside or the Special Landscape Area. Therefore, it is considered that the additional extensions would not harm the character or layout of the wider area.
- 6.13 The proposed garage would be built 9m away from the existing dwelling. It would be positioned 4.5m away from the front of the existing road. Between the road and the proposed garage there are trees and planting, which would screen off the building from the front road. The garage would be finished with timber which would unite with the main house. In terms of the visual appearance of the proposed garage, I consider its scale is modest and would appear subservient to the existing dwelling.

- 6.14 Therefore the proposed extensions and alterations would not harm or significantly affect the character and appearance of the area, or appear visually incongruous in the countryside.

Impact upon the neighbours

- 6.15 To the north side of the site lies neighbouring occupier no 1. This property currently has no extensions. There is a small window closest to the boundary with no 2 which is non-habitable room; this room serves an existing (kitchen). On the boundary line between these properties there is an existing brick built outbuilding.
- 6.16 The proposed single storey rear extension would be 3m deep and it would be linked to outbuilding. The residential extensions SPD normally requires ground floor additions to be limited to 3 metres in depth in this instance the extension would not be because it links with the outbuilding.
- 6.17 Neighbouring occupier no 1 objects to this proposal stating that the extension would impact their window in terms of outlook, daylight and privacy.
- 6.18 Since the application has been submitted there have been amendments made to the proposal in order to reduce the impact to neighbouring occupier. The original plans showed roof that was vertical flank wall in the region of 2.9m high from the external floor level. The new height of the extension is 2.3m with a parapet gutter which is formed with a sloping roof.
- 6.19 In terms of impact the proposed amendments to the single storey rear extension reduces the impact to adjoining occupier in terms of outlook, sunlight and daylight. To assess proper daylight and sunlight test on adjoining occupier a 45 degree angle test is used to check the of loss of daylight and overshadowing. In this instance taking the mid point of the kitchen window from adjoining occupier no 1 both vertical and horizontal 45 degree clearly fails the mid point; therefore the proposal would fail this test. However is a non-habitable room and I also note there is also a door serving this kitchen which provides natural light into the room. It is also important to note that an extension could be erected here under permitted development of a similar size that would also fail the light test. Taking these matters into account I do not consider the extension is objectionable on the grounds of loss of light to the kitchen.
- 6.20 The depth of the front extension has been reduced from 1.6m to 1.386m. The width has been pulled from neighbouring occupier no 1 by 150mm. The height of the extension has also been reduced to lower the mid point of the mono-pitched roof, with the eaves by 224mm. There is also a new flank external steps guarding to match the lower level. The front extension with the orientation being

north would not over shadow or effect the outlook in relation to impact on occupier no 1.

6.21 The first floor side alterations and side dormer would face existing countryside fields. There is no dwelling or building to this side of the property therefore no impact demonstrated in relation to outlook, privacy, sunlight and daylight.

6.22 The proposed garage would have a hipped to gable roof profile. The size of the garage would be modest in relation to the existing area. It would be built away from adjoining occupiers therefore in relation to impact the garage would demonstrate no harm in terms of outlook, sunlight and daylight.

7 .0 CONCLUSIONS

7.1 The proposed development by reasons of its scale and design would not overwhelm or destroy the character of the original property. It would not result in any significant harm to the openness of the countryside or the Special Landscape Area. Nor would there be any unacceptable impact upon neighbouring amenity.

7.2 In the circumstances it is considered that the proposal is worthy of support and that planning permission should be granted as a consequence.

8 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: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development shall not commence until written details and samples of the plain clay roof tiles, clay hung tiles ,bricks and timber to be used in the construction of the external surfaces of the dwelling 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 ensure the character and appearance is preserved.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

- 4.

Drawing No – Roof Plan- 114 REV A

Drawing No – Proposed Front Elevation – 123 REV A

Drawing No – Proposed South Elevation- 116 REV A
Drawing No – Proposed First Floor Plan- 112 REV A
Drawing No – Proposed Front Elevation – 115 REV A
Drawing No- Proposed Ground floor – 111- REV B
Drawing No – Proposed Second Floor- 113 REV A
Drawing No- Proposed Landscape Plan- 118 REV A
Drawing No – Proposed Section – 119 REV A

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF, Maidstone Borough Council (MBC) takes a positive and proactive approach to development proposals focused on solutions. MBC works with applicants/agents in a positive and proactive manner by: Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The applicant/agent was advised of minor changes required to the application and these were agreed.

Case Officer: Ravi Rehal

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website. The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

Case Officer Sign:

Date:

Delegated Authority Sign:

Date:

14/5000307

Officer Comment:

I wish to clarify the reasons for recommendation as follows, as this is not clear on page 10 the agenda.

It is considered that the development complies with policies H33, ENV28, ENV34 of the Maidstone Borough-Wide Local Plan 2000 and there are no other material considerations which would warrant refusal of planning permission.

RECOMMENDATION

My recommendation is unchanged.

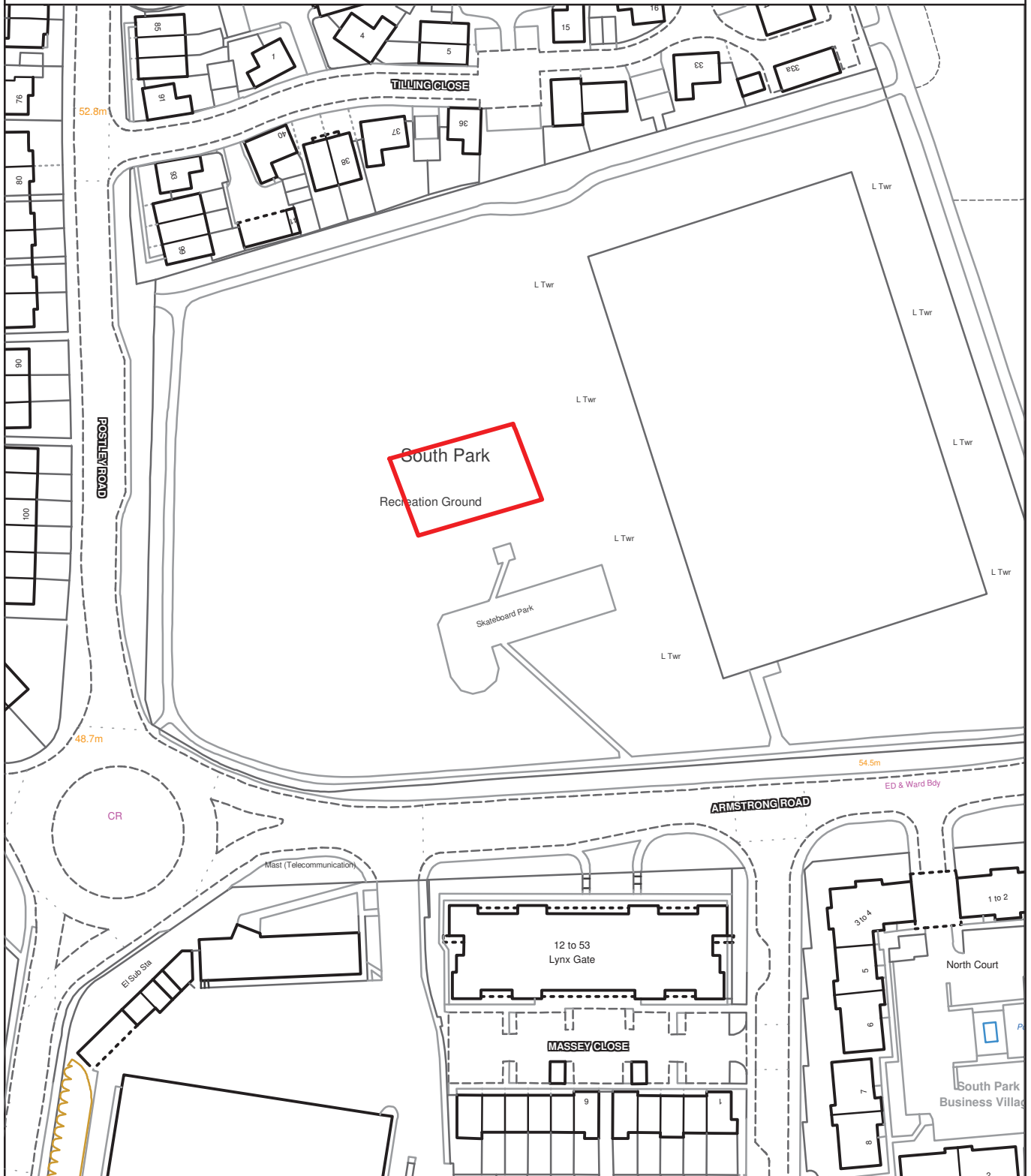
APPROVE SUBJECT TO CONDITIONS

Agenda Item 15

THE MAIDSTONE BOROUGH COUNCIL

South Park,
Armstrong Road
Maidstone
Kent

MBC Ref: 14/500738



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Rob Jarman
Head of Planning

REPORT SUMMARY

REFERENCE NO - 14/500738/FULL		
APPLICATION PROPOSAL Installation of multi use games area (MUGA) with associated floodlighting as shown on Design _ Access Statement, Extended Phase 1 Habitat and Bat survey and drawing nos. GC.87063.001, P115-2173-03 and 37713 E01 received 05/06/14, and site location plan received 16/09/14.		
ADDRESS South Park, Armstrong Road, Maidstone, Kent		
RECOMMENDATION – Approve with conditions		
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 considerations to indicate a refusal of planning consent.		
REASON FOR REFERRAL TO COMMITTEE - Maidstone Borough Council is the applicant		
WARD High Street Ward	PARISH/TOWN COUNCIL N/A	APPLICANT Maidstone Borough Council
DECISION DUE DATE 14/08/14	PUBLICITY EXPIRY DATE 14/08/14	OFFICER SITE VISIT DATE 30/07/14
RELEVANT PLANNING HISTORY:		

MA/12/1391 - Replacement floodlights bulbs and heads – approved with conditions

MA/07/1034 - Erection of metal palisade fencing to frontage of South Park to replace existing poor condition chain link fence – approved with conditions

MA/07/0155 – Alteration to existing 'astro' sports pitch - approved with conditions

MA/95/1051 - Creation of artificial grass sports surface with protective fencing and floodlighting. Parking to be provided within the existing car park on the south side of Armstrong Road – approved with conditions

MA/90/0979 - Synthetic sports pitch with protective fence and floodlighting - approved with conditions

MAIN REPORT

1.0 Site description

1.01 The proposal site is an area of grass located within South Park recreation ground on the north side of Armstrong Road, to the west of the existing astroturf pitch and to the north of the skateboard park. The recreation park is largely surrounded by residential development of differing scale, design and age; there are a number of trees established along the boundaries of the park; and there is a public car park close-by, to the south-east of the site (39 spaces). The site is within an 'Area of Archaeological Potential'; and it does fall within the defined urban area as shown by the Maidstone Borough-Wide Local Plan 2000 (MBWLP).

2.0 Proposal

2.01 The proposal is for the installation of a multi-use games area (MUGA) with associated floodlighting, measuring some 30m by 20m (600m²). The surface of the MUGA would be formed from type 1 MOT, a geo-synthetic layer and 2 porous asphalt layers, with line markings for football and basketball. This surfacing would be enclosed by 3m high rebound mesh fencing; and there would be open goal-ends with permanent football goals and basketball hoops. The 6 proposed floodlighting columns, featuring LED lighting, would stand some 8m in height.

3.0 Policies and other considerations

- Development Plan 2000: ENV49
- National Planning Policy Framework
- Planning for Growth Ministerial Statement (March 2011)
- National Planning Practice Guidance
- Draft Local Plan policies: SP2, DM6, DM11

4.0 Local representations

- 4.01 1 neighbour representation received raises concerns over light pollution, general noise and disturbance, and parking provision.
- 4.02 The North Loose Residents Association Planning Group raises no objection subject to the floodlighting ceasing at 10pm.

5.0 Consultations

- 5.01 **KCC Highways Officer:** Raises no objection.
- 5.02 **Environmental Health Officer:** Raises no objection.
- 5.03 **Biodiversity Officer:** Raises no objection;

"We have reviewed the ecological information which has been submitted with the planning application and we are satisfied with the results of the submitted ecological survey. The submitted surveys has detailed that a number of trees around the boundary of the site have potential to be used by roosting bats and the hedgerows may be used by commuting and foraging bats. As such there are concerns that the proposed lighting will have a negative impact on any bats foraging or commuting. However the proposed games area has been located within the centre of site and as a result it is not adjacent to the boundaries of the site reducing the potential for the lighting to impact any foraging or commuting bats. To further reduce the impact we recommend that the lighting for the scheme is designed to minimise/avoid light spill on to the boundary - we advise that the recommendations within the ecological survey are incorporated in to the lighting plan."

- 5.04 **KCC Archaeological Officer:** Raises no objection.

5.05 **Kent Police:** Raises no objection.

6.0 Relevant policy and guidance

6.01 Whilst there is no specific policy related to the installation of sports facilities, the National Planning Policy Framework (NPPF) seeks to encourage sustainable development, including "...improving the conditions in which people live, work, travel and take leisure"; and ..."the need to take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs". I therefore consider the principle of the new sports facility in this location to be acceptable.

6.02 Please note that it has been identified within the Council's Green Spaces Strategy that this area of Maidstone is lacking formal sports facilities open and free to all to use. This MUGA would help address this situation, and together with the existing skateboard park allow the opportunity for free sports facilities for the local community promoting health and well being.

6.03 In terms of the lighting, policy ENV49 of the MBWLP states that in determining proposals for external lighting, the Council will;

(1) SEEK TO ENSURE THAT THE LIGHTING IS NECESSARY AND THE SCHEME PROPOSED IS THE MINIMUM REQUIRED TO UNDERTAKE THE TASK SATISFACTORILY; AND

(2) SEEK TO ENSURE THAT LIGHT SPILLAGE IS MINIMISED; AND

(3) SEEK TO ENSURE THAT THE LIGHTING SCHEME DOES NOT ADVERSELY IMPACT ON THE AMENITIES OF ADJOINING OR SURROUNDING OCCUPIERS; AND

(4) SEEK TO ENSURE THAT THE LIGHTING SCHEME IS NOT VISUALLY DETRIMENTAL TO ITS IMMEDIATE OR WIDER LANDSCAPE SETTING; AND

(5) ENCOURAGE THE USE OF LOW LEVEL 'BOLLARD' LIGHTING WHERE APPROPRIATE; AND

(6) NOT ALLOW EXTERNAL LIGHTING WHICH DAZZLES OR DISTRACTS DRIVERS OR PEDESTRIANS USING NEARBY HIGHWAYS.

7.0 Design, siting and appearance

7.01 The proposal site is located within an existing recreation ground, set next to a skateboard park and a much larger astroturf pitch that is enclosed by 3m high mesh fencing. Beyond this, there is also a bowling green and a number of tennis courts. The main issue in terms of visual impact would be with the 3m high fencing, but in my view the design of the fencing would continue to allow views through the MUGA; it would be set more than 30m away from any road; and it would be of an appropriate scale very much read in context with the surrounding sports facilities.

7.02 I am therefore of the view that this is an acceptable development that would not appear over dominant or visually incongruous within the setting and character of the wider area.

8.0 Residential amenity

- 8.01 The proposal would be more than 45m away from any residential property; and the site is already used as part of the recreation ground and next to an astroturf pitch and skateboard park which creates its own level of noise and activity that will not be too dissimilar if this permission was implemented. I am therefore satisfied that this proposal would not lead to a further significant harmful increase in the level of noise and disturbance that currently exists within the park. I am also satisfied that the level of traffic movement to and from the site would be of no more detriment to the amenity of local residents if this permission was implemented.
- 8.02 In terms of the floodlighting proposed, the Environmental Health Officer is satisfied that there would be no harmful light spill, and that it is unlikely to cause unnecessary lighting problems and so raises no objection to the proposal on this basis. I am also of the view that the combined use of the proposed lighting and the existing floodlighting for the astroturf would not result in significant harm to the living conditions of local residents. To further ensure the amenity of local residents, a condition will be imposed to not have the lighting in operation between the hours of 22:00 hours and 08:00 hours on any day.

9.0 Highway safety implications

- 9.01 The MUGA is to be sited within a sustainably located recreation ground, next to an existing astro-turf pitch and skateboard park, and South Park does benefit from a car park with 39 spaces and there is on street parking available close-by. The Highways Officer has not stated that there is a current highway safety issue related to the current use of the recreation ground, and neither have they indicated that this proposal would lead to there being a highway safety concern if implemented.
- 9.02 Given the site's sustainable location; the existing available parking provision; and the existing uses of the recreation ground, I am satisfied that this proposal would not result in a harmful intensification of use of the site in terms of parking provision and vehicle movements; and also that the floodlighting would not distract those using the surrounding near-by highways. I therefore raise no objection on highway safety grounds.
- 9.03 Any extra demand for parking spaces in an area does not necessarily mean that highway safety issues would occur, and so whilst there may be a possible increase in demand for parking spaces in the area and local residents may not be able to park close to their properties, such inconvenience is not grounds for objection.

10.0 Ecological issues

- 10.01 The applicant has submitted an Extended Phase 1 Habitat and Bat Tree Survey. The submitted survey has detailed that a number of trees around the boundary of the site have the potential to be used by roosting

bats and that the hedgerows may be used by commuting and foraging bats. As such, there could be the potential for the proposed lighting to have a negative impact on any bats foraging or commuting.

10.02 However, the Biodiversity Officer is of the view that because the proposal has been located within the centre of site, it is not adjacent to the boundaries of the site reducing the potential for the lighting to impact on any foraging or commuting bats. Furthermore, the submitted lighting plan shows light spill to measure from the mid-20s lux down to 8 lux approximately 10m away from the MUGA. Whilst the lighting plan does not extend to the boundaries of the park, I consider that the light spill from the proposal to the recreation ground's boundary trees that would be over 35m away would not be so great as to cause adverse harm to any bats foraging, commuting, or roosting. I do not therefore consider it necessary or reasonable to request further surveys in this respect.

10.03 I am also satisfied given the scale and nature of the proposal, and location of the site, that it is not necessary for there to be any further ecological surveys undertaken relating to other protected species.

11.0 Other considerations

11.01 The MUGA is situated over the presumed line of a World War II anti tank ditch and defence system, and these tended to be substantial ditches with reinforced concrete. The Archaeological Officer does state that it would be preferable to preserve the alignment of these historic national defence structures and that any ground works should not directly impact on the structure. As such, a condition has been recommended for the groundworks to be monitored by an archaeologist to ensure that if something is exposed it can be recorded. I consider this to be reasonable and will duly impose such a condition.

11.02 I am satisfied that this development, given its modest scale and location, would not be harmfully prejudicial to flood flow, storage capacity and drainage within the surrounding area.

12.0 Conclusion

12.01 This proposed development would not cause any demonstrable harm to the character and appearance of the area, and it would not significantly harm the amenities of existing residents, or cause a highway safety issue or adversely harm any protected species. I am therefore of the view that the proposal is acceptable in principle with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant, and recommend conditional approval of the application on this basis.

RECOMMENDATION – GRANT 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 floodlighting hereby approved shall not be operated between the hours of 22:00 hours and 08:00 hours;

Reason: To safeguard visual amenity and the enjoyment of their properties by the occupiers of neighbouring residential properties.

- (3) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

- (4) The development hereby permitted shall be carried out in accordance with the following approved plans: 37713 E01 and GC.87063.001 received 05/06/14;

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

INFORMATIVES - None

Case Officer: Kathryn Altieri

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website. The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

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THE MAIDSTONE BOROUGH COUNCIL
PLANNING COMMITTEE – 25th September 2014

APPEAL DECISIONS:

1. **MA/13/1948** Change of use of existing office (B1 use) to residential (C3 use), including extension approved under MA/11/0552

APPEAL: Allow with Conditions

The Stables, Willow Lane, Paddock Wood, Tonbridge, Kent, TN12 6PF

(Delegated Powers)

2. **MA/13/1494** Erection of single dwelling and conversion of part of existing building to B1 office use and part domestic storage to create a live/work premises as shown on Code for Sustainable Homes Assessment, Update to Protected Species Survey and drawing nos. 2798/DR/001 Rev A and 12-1064-01D and 02 received 28/08/13 and Flood Risk Assessment, Design & Access Statement, site location plan and drawing no. 760a received 30/08/13.

APPEAL: Dismissed

THE BEAST HOUSE, WEST STREET, HUNTON, MAIDSTONE, KENT, ME15 0SA

(Planning Committee)

3. **ENF/12406** Without planning permission, the change of use of the land from repairs to the dismantling of second hand motor vehicles for resale to use as an emergency services depot and associated storage facilities, offices and open storage, and operational development consisting of the erection of a timber chalet style office building, the erection of a portacabin type office building; the erection of a single storey building for night staff accommodation; the erection of areas of timber decking; the construction of areas of hardstanding; and the stationing of steel storage containers.

APPEAL: Withdrawn

WOODCUT COTTAGE, CRISMILL LANE, THURNHAM, MAIDSTONE, KENT, ME14 3LY

Agenda Item 17

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

THURSDAY 25 SEPTEMBER 2014

REPORT OF HEAD OF PLANNING AND DEVELOPMENT

Report prepared by Steve Clarke

1. LIST OF S106 CONTRIBUTIONS HELD BY THE COUNCIL

1.1 Reasons for Recommendation

1.1.1 Members may recall that I presented a report to the planning Committee on 12 June 2014 setting out the current position with regard to money held by the Council following s106 agreement payments. This arose from a question raised by Cllr Moriarty at the Council meeting held on 23 April 2014.

1.1.2 At the meeting 12 June 2014 I also advised Members that in future I would report on the situation on a quarterly basis

1.1.3 Attached at Appendix One therefore, is an updated list of s106 agreements where the Council is currently holding money on behalf of the Council and infrastructure providers.

1.2 Recommendation

1.2.1 That Members note the report for information.

APPENDIX ONE

MBC S106 Contributions Held List (July 2014)

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/Community Learning	Adult Social Services	Library	Youth & Community	Transport/Highways	Healthcare	Spend By Date
Weaving Heath Area D (Boxley)	80/0959		£40,000								No date
Land at Linton Road (Loose)	01/0990 & 0509		£6,600								No date
Frith Hall, Dean Street (Coxheath)	94/0027		£22,443.17								No date
Land off Button Lane (Bearsted)	95/1341		£40,909.20								No date
Len River Valley Nature Reserve (Bearsted)	95/1343		£5,342.25								No date
Oakwood Hospital Site (Heath)	96/0629 & 0630		£140,388.05 Freshlands £63,293.55 Tarragon Rd								No date
Linden Homes St Andrews Park (Heath)	96/0630	£4,124.50	£205,009 St Andrews Park								No date

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/Community Learning	Adult Social Services	Library	Youth & Community	Transport/Highways	Healthcare	Spend By Date
Chancery Lane, Drainage (High St)	02/1943		£12,250 nature reserve								No date
Buckland Road Cloudberry Close (Allington)	97/0378		£7,275.23								No date
St Faiths Lane (Bearsted) 37	04/1608	£6,663.01 Bearsted PC Lighting Scheme								£1,307.47 (Residue) Wallis Ave Mote Medical Practice & Marden Medical Centre	April 2016

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/ Community Learning	Adult Social Services	Library	Youth & Community	Transport/ Highways	Healthcare	Spend By Date
Kent Frozen Foods, Land at Ware Street (Bearsted)	01/1297	£24,275.55 Grovewood Drive play areas £35,000 Ashurst Road play areas									May 2016
Westree Works, Hart Street (Fant)	05/0492	£67,162.49 Mote Park improvement project									No date
Land at 390-408 Goose Road (South)	06/0273	£20,475 Towards play equipment at South Park									Oct 2019
Convent of Mercy (Parkwood)	06/1044	£6,412.51 For Parkwood recreation Ground									No date

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/ Community Learning	Adult Social Services	Library	Youth & Community	Transport/ Highways	Healthcare	Spend By Date
Furfield Quarry (Boughton Monchelsea)	01/1904	£34,000 improvement repair and enhancement of the Parkwood Play area							£19,013.04 Shared cycle route & bus shelter		Sept 2022
Ecclestone Road High Street	05/0279	£126,907 Towards South Park (planned works in 2014)									May 2015
Beaconsfield Road (Cartem Site) South	05/0335	£10,000 Public Art (on the site) £30,000 off site POS at Woodbridge Drive £5,635.96 CCTV provision on the site								£16,750 within a three mile radius of the site	Oct 2016

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/Community Learning	Adult Social Services	Library	Youth & Community	Transport/Highways	Healthcare	Spend By Date
Former Tomkinsons Depot (Marden & Yalding)	05/2272	£29,627.32 towards recreational facilities, open play space and equipment for children & youths on sites in a 1 km radius of the land									March 2019
Railway Hotel Broadway (Fant)	05/1719	£22,391.40 War memorial works (currently under way)									(June 2014) sum was spent before this, need to recoup
Brook Cottage, Headcorn	03/2029								£12,950 Towards construction of additional culvert under Hoggs Bridge		No date

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/ Community Learning	Adult Social Services	Library	Youth & Community	Transport/ Highways	Healthcare	Spend By Date
Victoria Court 17-21 Ashford Road (High Street)	94/0156	£21,199.60 Car Park works to serve the town									No date
Parkwood Tavern (Parkwood)	07/1344	£40,950 Allocated to Parkwood									April 2015
Former Leonard Gould Factory 41 (Loose)	04/1363	£77,421 Allocated for King George playing fields & Loose POS									June 2020
22 High St & 1-9 Pudding Lane (High Street)	06/2134	£49,281 Off site POS Whatman & Mote Park Buckland Hill allotments									Nov 2015
Brunswick Street (High Street)	08/2477	£5,127.75 Collis Millenium Green									Feb 2021
Land at Oakwood Park (Heath)	07/2328	£31,500 POS- Gatland Lane									Feb 2020

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/ Community Learning	Adult Social Services	Library	Youth & Community	Transport/ Highways	Healthcare	Spend By Date
46 Sittingbourne Road (East)	08/0108	£22,050 Improve Existing POS									June 2021
Former Trebor Basset Site (Bridge)	99/1363	£248,790.80 Upgrading Riverside Walkway									No date
58-64 Sittingbourne Road (East)	09/0996	£17,325 Off site								£12,312 Towards lack healthcare arising from site	No date
42 Senacre College Site (Parkwood)	10/1413 & 0846	£300,000 provision of a Multi use games area in Parkwood, Shepway North & South								£115,150 within a three mile radius of the site	April 2022
Threeways Depot (Headcorn)	06/0389	£71,515.07 POS within one mile of site								£14,798.36 in Maidstone Borough	May 2023

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/ Community Learning	Adult Social Services	Library	Youth & Community	Transport/ Highways	Healthcare	Spend By Date
115 Tonbridge Road (Fant)	08/2323	£20,590 POS within one mile of site								£5,980 Within one mile radius	Feb 2018
43 Cedarwood, Queens Road (Bridge)	07/0415	£22,254.16 Upgrading off-site existing outdoor & amenity space within one mile of site									Nov 2022
Parisfield, Headcorn (Staplehurst)	07/0629	£18,900 Enhancement & provision of outdoor & amenity space in one mile of site									Nov 2022
Ecclestone Road (High Street)	10/1478	£55,214.38 Improvement of river walk/ Woodbridge drive play area or provision of a community facility in a 2km radius									No date

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/ Community Learning	Adult Social Services	Library	Youth & Community	Transport/ Highways	Healthcare	Spend By Date
27 Hartnup St (Fant)	06/0767	£17,325 Open space to meet needs arising from the site								£9,900 in Maidstone Borough	No date
Astley Road (High Street)	10/0594	£39,554.79 Towards Mote Park								£21,240 improve existing healthcare facilities to the surgery sited at King Street	Dec 2022 (POS) Dec 2017 (PCT)
44 Eclipse Park (Next Store) Boxley	12/2314	£100,000 Town Centre development									Dec 2018
Wallis Avenue (Parkwood)	12/1051	£30,000 Parkwood Recreation Ground Outdoor Gym & Skate Park									March 2024
48-54 Buckland Road Bridge	07/2477									£15,120 within a 3 mile radius of the land	Mar 2019

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/ Community Learning	Adult Social Services	Library	Youth & Community	Transport/ Highways	Healthcare	Spend By Date
Pested Bars (Boughton Monchelsea)	01/0727		£7,500 BMPC pollarding trees								No date
Land to rear of Fire Station, Loose Road (South)	08/0902									£107,115 In a 4 mile radius	Oct 2018
13 Tonbridge Road (Fant) 45	11/1078 & 12/0774 Deed of variation	£15,750 Off Site			£1,267.85 Ad Ed courses at new library & archive centre	£823.35 Towards Telecare facilities	£1,267.85 Towards new library & archive centre			£10,404 Towards Vine Medical Centre	July 2023 (POS) July 2023 (KCC) July 2020 (PCT)
59 Wheeler Street/Sherway Close (Headcorn)	06/1940	£ 22,503.18 Off Site								£12,502.87 Use in a 3 mile radius	Sept 2023
Land to rear of 125 Tonbridge Road (Fant)	12/0381	£3,349.54 Allotments adj to Bower St. Rocky Hill & Buckland Hill			£1,726.16 Ad Ed courses at library & archive ctr	£1,726.16 Towards Telecare facilities	£1,726.18 Towards library & archive centre			£3,177.28 within one mile radius of the site	Nov 2018
The Willows, Church Green, (Marden & Yalding)	10/0562	£16,770.60 Improvement works to The Cockpit								£8608.91 Towards Marden Medical Ctr	Nov 2020

S106	Plan App No.	Public Open Space & Recreation	Public Open Space commuted sums for maintenance	Education	Adult Ed/ Community Learning	Adult Social Services	Library	Youth & Community	Transport/ Highways	Healthcare	Spend By Date
Former Rose PH, Farleigh Hill, Tovil (South)	12/0367		£22,306.31		£598.77 Maidstone Ad Ed centre	£1,047.88 Initiatives and projects	£3,468.75 Hub Library Archive/ History centre	£217.69 Youth worker			Feb 2024
Land at Hillbeck Res Home, (Bearsted)	12/1012									£5,850.03 towards of Bearsted Medical Practice, Downswd & Grove Green Surgeries	No date
TOTALS HELD		£1,670,046.61	£573,316.76		£3,592.78	£3,597.39	£6,462.78	£217.69	£31,963.04	£360,215.92	

Held out of time (projects may have been carried out but monies not recouped- currently investigating)

Land at Springfield Moncktons Lane (North)	01/1356	£72,833.05 Community Facility (KCC to re-coup spend for childrens centre)
80-86 Linton Road - Loose	05/1343	£82.10 Highways residue maintenance -KCC to recoup
Wallis Yard (All Saints) (Fant)	04/0951	£11,271.93 Architectural Facilities sum – Possible recoup for urban architecture built out
Former Duncan Webb site, Farleigh Hill (South)	99/1620	£50,302.15 Social Facility Sum PCT to re-coup spend for community facility built out