

PLANNING COMMITTEE MEETING

Date: Thursday 20 August 2020
Time: 6.00 pm
Venue: Remote Meeting - The public proceedings of the meeting will be broadcast live and recorded for playback on the Maidstone Borough Council website

Membership:

Councillors Adkinson, Brindle, Chappell-Tay, English (Chairman), Eves, Harwood, Kimmance, Munford, Parfitt-Reid, Perry, Spooner (Vice-Chairman), Vizzard and Wilby

The Chairman will assume that all Members will read the reports before attending the meeting. Officers are asked to assume the same when introducing reports.

AGENDA

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 Items withdrawn from the Agenda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 - 27 August 2020
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 23 July 2020 1 - 9
11. Presentation of Petitions (if any)
12. 19/505816/SUB - Lordswood Urban Extension 10 - 20
13. 20/502037/REM - Kent Medical Campus, Newnham Way 21 - 31

Issued on Wednesday 12 August 2020

Continued Over/:

Alison Broom

Alison Broom, Chief Executive

14. 20/502064/FULL - Birch Cottage, Maidstone Road, Staplehurst	32 - 43
15. 20/502706/FULL - 2 Qusted Way, Harrietsham	44 - 50
16. 20/500269/FULL - Land South Of South Cottage, High Street	51 - 62
17. Appeal Decision List	63

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.

For full details of all papers relevant to the reports on the agenda, please refer to the public access pages on the Maidstone Borough Council website. Background documents are available for inspection; please follow this link:

<https://pa.midkent.gov.uk/online-applications/>

PUBLIC REPRESENTATIONS AND ALTERNATIVE FORMATS

In order to make a submission to the Committee, please call 01622 602899 or email committee@maidstone.gov.uk by 4 p.m. on the working day before the meeting. You will need to tell us which agenda item you wish to make representations on. Please note that slots will be allocated for each application on a first come, first served basis.

If you require this information in an alternative format please contact us, call 01622 602899 or email committee@maidstone.gov.uk.

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MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE REMOTE MEETING HELD ON 23 JULY 2020

Present: Councillor English (Chairman) and
Councillors Adkinson, Brindle, Chappell-Tay, Eves,
Harwood, Kimmance, Munford, Parfitt-Reid, Perry,
Spooner, Vizzard and Wilby

308. APOLOGIES FOR ABSENCE

There were no apologies for absence.

309. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

310. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

311. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

312. URGENT ITEMS

The Chairman said that, in his opinion, the updates to be included in the Officer presentations should be taken as urgent items as they contained further information relating to the applications to be considered at the meeting.

313. DISCLOSURES BY MEMBERS AND OFFICERS

With regard to the report of the Head of Planning and Development relating to application 20/501750/FULL (Land Rear of 13 Manor Close, Bearsted, Maidstone. Kent), Councillor Spooner said that he was a Member of Bearsted Parish Council. However, he had not participated in the Parish Council's discussions about the proposed development and intended to speak and vote when the application was considered.

314. DISCLOSURES OF LOBBYING

The following disclosures of lobbying were noted:

Item 13.	20/501029/FULL & 20/501030/LBC – Len House, Mill Street, Maidstone, Kent	Councillors Brindle, Chappell-Tay, English, Eves, Harwood, Kimmance, Munford, Parfitt-Reid, Perry, Vizzard and Wilby
Item 14.	19/504403/FULL – Land at Teiseside Nurseries, Lees Road, Laddingford, Maidstone, Kent	Councillors Adkinson, Brindle, Chappell-Tay, English, Eves, Harwood, Kimmance, Munford, Parfitt-Reid, Perry, Spooner, Vizzard and Wilby
Item 15.	20/501750/FULL – Land Rear of 13 Manor Close, Bearsted, Maidstone, Kent	Councillors Adkinson, Brindle, Chappell-Tay, English, Eves, Kimmance, Munford, Parfitt-Reid, Perry, Spooner, Vizzard and Wilby
Item 16.	20/502286/FULL – Lockmeadow Leisure Complex, Barker Road, Maidstone, Kent	Councillors Chappell-Tay, English, Eves, Kimmance, Parfitt-Reid, Perry, Vizzard and Wilby

315. EXEMPT ITEMS

RESOLVED: That the items on the agenda be taken in public as proposed.

316. MINUTES OF THE MEETING HELD ON 25 JUNE 2020 ADJOURNED TO 2 JULY 2020

RESOLVED: That the Minutes of the meeting held on 25 June 2020 adjourned to 2 July 2020 be approved as a correct record and signed.

317. APPOINTMENT OF CONSERVATIVE GROUP POLITICAL GROUP SPOKESPERSON

RESOLVED: That Councillor Perry be appointed as the Spokesperson for the Conservative Group for the remainder of the Municipal Year.

318. PRESENTATION OF PETITIONS

There were no petitions.

319. 20/501029/FULL & 20/501030/LBC - FORMER ROOTES SITE, LEN HOUSE, MILL STREET/PALACE AVENUE, MAIDSTONE, KENT

20/501029/FULL - RESTORATION OF LEN HOUSE AND ASSOCIATED NEW BUILD WORKS TO PROVIDE A MIXED-USE DEVELOPMENT COMPRISING: (I) RETENTION WITH ALTERATIONS AND CHANGE OF USE OF LEN HOUSE TO PROVIDE 3,612 SQM (GIA) FLEXIBLE COMMERCIAL FLOORSPEACE (A1/A2/A3/A4/A5/B1A/D1/D2) AT GROUND FLOOR, 18 NO. RESIDENTIAL APARTMENTS (C3) AT FIRST FLOOR LEVEL, TOGETHER WITH ANCILLARY

CAR PARKING. (II) ERECTION OF PART REAR FIRST FLOOR AND TWO STOREY ROOF EXTENSION TO PROVIDE 62 NO. NEW RESIDENTIAL APARTMENTS, WITH ROOFTOP AMENITY SPACE. (III) CONSTRUCTION OF TWO NEW BUILDINGS OF UP TO 5-STOREYS TO PROVIDE 79 NO. RESIDENTIAL APARTMENTS (C3) WITH AMENITY SPACE. (IV) PROVISION OF ASSOCIATED CAR PARKING, OPEN SPACE, EARTHWORKS INCLUDING DEMOLITION OF HARDSTANDING AND STRUCTURES, AND NEW BOARDWALK TO NORTH SIDE, AND RE-UTILISATION OF EXISTING VEHICULAR ACCESS POINTS FROM MILL STREET AND PALACE AVENUE

20/501030/LBC - LISTED BUILDING CONSENT FOR RESTORATION OF LEN HOUSE AND ASSOCIATED NEW BUILD WORKS TO PROVIDE A MIXED-USE DEVELOPMENT COMPRISING: (I) RETENTION WITH ALTERATIONS AND CHANGE OF USE OF LEN HOUSE TO PROVIDE 3,612 SQM (GIA) FLEXIBLE COMMERCIAL FLOORSPACE (A1/A2/A3/A4/A5/B1A/D1/D2) AT GROUND FLOOR, 18 NO. RESIDENTIAL APARTMENTS (C3) AT FIRST FLOOR LEVEL, TOGETHER WITH ANCILLARY CAR PARKING. (II) ERECTION OF PART REAR FIRST FLOOR AND TWO STOREY ROOF EXTENSION TO PROVIDE 62 NO. NEW RESIDENTIAL APARTMENTS, WITH ROOFTOP AMENITY SPACE. (III) NEW BOARDWALK TO NORTH SIDE

The Committee considered the report of the Head of Planning and Development.

In presenting the applications, the Major Projects Manager advised the Committee that:

- With regard to application 20/501029/FULL, he wished to add two standard conditions (Time Limit and List of Approved Plans).
- He was seeking delegated powers to amend conditions 6 and 26 which referred to the uses that will be permitted in the commercial space to reflect changes to the Use Classes Order announced by the Government. This would also necessitate changes to the descriptions of applications 20/501029/FULL and 20/501030/LBC.
- With regard to the relationship of the development to the surrounding food and drink and entertainment venues, there was a planning principle known as the "Agent of Change" where, as established in the NPPF, the Planning Authority had to consider when introducing residential uses to commercial neighbours the potential to adequately mitigate the impact of those commercial uses in terms of potential noise and activity.
- The neighbouring operators had raised a number of concerns regarding the potential for objections from new residents within the development itself about noise and the impact that might have on their operating licences, opening hours and viability of their businesses.

- The Officers considered these uses to make an important contribution to the town centre economy and did not wish to see an adverse impact on their future trading.
- Members had asked for clarification in terms of when the noise surveys had been carried out because most of the businesses had been in lockdown for much of the first half of the year.
- Noise surveys were carried out in December 2019 in the two weeks running up to Christmas. Whilst that had been a busy time for these establishments, a number of operators had emphasised that their open terraces were not necessarily open at that time of year but it was known that others were.
- The Officers considered that having regard to the noise modelling that had been submitted to date, it would be possible to remodel the impact of the non-open uses using the data available from those that were open or alternatively as part of submissions pursuant to the condition, the Council could ask for further surveys to be carried out as part of the mitigation scheme because the venues were now open.
- The Officers were recommending a pre-commencement condition that required a mitigation scheme which had to have regard to the late night entertainment venues and the condition would have to be discharged prior to works commencing. The condition required that the works are completed before the units are occupied and that the sound attenuation is retained in perpetuity.

The Chairman read out a statement which had been submitted by Mr Wilson on behalf of Amelia Estates Ltd and Fusion Dining, the operators of The Brenchley/Harry's Bar and Madisons respectively, who objected to application 20/501029/FULL.

In the absence of a representative of a residents' association/amenity group, the Chairman also read out a statement which had been submitted by Mr Baker on behalf of local residents who objected to application 20/501029/FULL.

Mr Brett-Chaponnel addressed the Committee by video link on behalf of the applicant.

Application 20/501029/FULL

RESOLVED: That subject to:

- A. The applicant entering into a S106 unilateral undertaking in such terms as the Head of Legal Partnership may advise to secure (i) the transfer of the section of the culverted River Len to the Council in order for it to progress a daylighting scheme for the River and (ii) a contribution of £80,000 towards the cost of the implementation of the scheme; AND

- B. The conditions set out in the report, as amended/added to by the Major Projects Manager in his presentation, with:

The amendment of original condition 27 (Boardwalk) to reflect Members' concerns regarding the balustrade (design and materials including the floating element), lighting, ecological impact and uses;

An additional condition requiring the submission of details of how matters such as litter and disturbance in relation to the Mill Pond will be managed;

The amendment of original condition 29 (Lighting Strategy) to include reference to the "daylighted" section of the River Len;

The amendment of original condition 15 (EV Charging) to set the minimum percentage of electric vehicle charging points at a high level;

The amendment of original condition 6 (Commercial Uses) to reflect the type of food and drink uses that the Council would not consider appropriate;

The amendment of original conditions 18 and 19 (Landscape Planting Schemes) to clarify that the landscape schemes shall comprise native species; and

The amendment of original condition 21 (Ecological Enhancements) to reflect Members' concerns regarding the need for additional aquatic planting,

the Head of Planning and Development be given delegated powers to grant permission and to be able to settle or amend any necessary Heads of Terms in line with the matters set out in the recommendation and as resolved by the Planning Committee and to finalise the wording of the amended and additional conditions in consultation with Councillors English and Harwood and amend any other conditions as a consequence.

Voting: 13 – For 0 – Against 0 – Abstentions

Application 20/501030/LBC

RESOLVED:

1. That Listed Building Consent be granted subject to the conditions set out in the report with the amendment of condition 8 (Historic Archive) to clarify that English Heritage is now known as Historic England and to require a photographic record to be kept of the works during the restoration process.
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the amended condition.

Voting: 12 – For 0 – Against 0 – Abstentions

Note: Councillor Chappell-Tay did not participate in the voting on this item due to connectivity issues.

320. 20/501750/FULL - ERECTION OF DETACHED DWELLING - LAND REAR OF 13 MANOR CLOSE, BEARSTED, MAIDSTONE, KENT

The Committee considered the report of the Head of Planning and Development.

The Chairman read out a statement which had been submitted by Mr Pagett (on behalf of objectors). Mr Street (agent for the applicant) addressed the meeting by video link.

Contrary to the recommendation of the Head of Planning and Development, the Committee agreed to refuse permission. In making this decision, the Committee considered that:

The single width driveway squeezed into the proposed development and extending tightly along a significant proportion of the boundaries with the adjoining properties, together with the proposed parking and turning area for the new dwelling, do not respect the privacy and amenity of the rear gardens of the adjacent properties and will create unacceptable levels of noise and disturbance and loss of privacy severely detrimental to their residential amenities contrary to Local Plan policies DM1(iv), DM9 1(iii) and DM11(ii, iii and iv) and may lead to issues of pedestrian safety when accessing or servicing the new dwelling contrary to Local Plan policies DM1(ix) and DM11; whilst additional tandem development will lead to a substantial and harmful change in the nature and character of the surrounding area, contrary to Local Plan policies DM1(ii) and DM11(i).

RESOLVED: That permission be refused for the following reason:

The single width driveway squeezed into the proposed development and extending tightly along a significant proportion of the boundaries with the adjoining properties, together with the proposed parking and turning area for the new dwelling, do not respect the privacy and amenity of the rear gardens of the adjacent properties and will create unacceptable levels of noise and disturbance and loss of privacy severely detrimental to their residential amenities contrary to Local Plan policies DM1(iv), DM9 1(iii) and DM11(ii, iii and iv) and may lead to issues of pedestrian safety when accessing or servicing the new dwelling contrary to Local Plan policies DM1(ix) and DM11; whilst additional tandem development will lead to a substantial and harmful change in the nature and character of the surrounding area, contrary to Local Plan policies DM1(ii) and DM11(i).

Voting: 13 – For 0 – Against 0 – Abstentions

321. 19/504403/FULL - PART RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM HORTICULTURE/NURSERY TO LEISURE/RECREATION FOR STATIONING OF MOBILE SHEPHERDS' HUTS AS SHORT STAY TOURIST

ACCOMMODATION AND ANCILLARY WORKS - LAND AT TEISESIDE
NURSERIES, LEES ROAD, LADDINGFORD, MAIDSTONE, KENT

The Committee considered the report of the Head of Planning and Development.

In presenting the application, the Development Manager advised the Committee that he wished to amend the first line of recommended condition 1 (Dimensions, Design and Colour of the Shepherds' Huts) to read:

No more than 3 *and only* Shepherds' Huts within the dimensions, design and colour as set out....

Councillor Brown of Yalding Parish Council addressed the Committee by video link.

The Chairman read out a statement on behalf of Mr and Mrs Edmonds, the applicants.

RESOLVED:

1. That permission be granted subject to the conditions and informatives set out in the report, as amended by the Development Manager in his presentation at the meeting, with the following additional changes:

The amendment of the first sentence of condition 2 (Holiday Occupancy) to read:

The Shepherds' Huts shall be occupied for bona fide holiday purposes only between the months of 1 April to 30 September in any year and no such accommodation shall be occupied as a person's sole or main place of residence.

The deletion of the following words from condition 3 (Cessation of Use):

and the land shall be restored to its condition before the development took place;

The amendment of condition 6 (Biodiversity Enhancements) to require the provision of Bug Hotels within the site;

The amendment of condition 8 (Landscaping) to require as section f) details of a contiguous landscaped edge along the entire western edge of the application site;

The amendment of the first sentence of the third bullet point of condition 10 (Flood Risk Mitigation) to read:

Occupation of the Shepherds' Huts for tourism related purposes shall only occur during the months 1 April to 30 September in any year.

2. That the Head of Planning and Development be given delegated powers to finalise the wording of the amended conditions and to amend any other conditions as a consequence.

Voting: 12 – For 0 – Against 0 – Abstentions

Note: Councillor Wilby left the meeting during consideration of this application (8.20 p.m.).

322. 20/502286/FULL - EXTERNAL ALTERATIONS TO THE EXISTING LOCKMEADOW LEISURE CENTRE, INCLUDING REMOVAL OF GATED CAR PARK ENTRANCE, CLADDING OF EXISTING CIRCULAR COLUMNS IN PPC ALUMINIUM RECTANGULAR SECTIONS, RE-PAINTING OF EXISTING GUTTERING AND HIGH LEVEL FASCIAS, REPLACEMENT OF LOW LEVEL RAILINGS WITH FLAT BAR SECTIONS, AND REMOVAL OF EXISTING SOUTHERN CATTLE MARKET STRUCTURE AND CAR PARK RAILINGS - LOCKMEADOW LEISURE COMPLEX, BARKER ROAD, MAIDSTONE, KENT

The Committee considered the report of the Head of Planning and Development.

RESOLVED:

1. That permission be granted subject to the conditions and informative set out in the report with additional informatives (a) advising the applicant that the ability to have a secure gating mechanism at the entrance to the car park should be retained and (b) encouraging the applicant to pursue a strategy for the installation of electric vehicle charging points at the site.
2. That the Head of Planning and Development be given delegated powers to finalise the wording of the additional informatives.

Voting: 12 – For 0 – Against 0 – Abstentions

FURTHER RESOLVED: That a reference be sent to the Biodiversity and Climate Change Working Group asking it to ensure that the renovation of the Lockmeadow entertainment complex is exemplar in terms of environmental sustainability with consideration being given to not just the installation of electric vehicle charging points but also additional native tree planting along the riverside and potentially the retro-fitting of the building with, for example, an air source heat pump.

323. APPEAL DECISIONS

The Committee considered the report of the Head of Planning and Development setting out details of an appeal decision received since the last meeting.

The Development Manager took the opportunity to update the Committee on a High Court judgement following a Judicial Review of its decision to grant planning permission for the change of use of land at Oakhurst, Stilebridge Lane, Marden for the stationing of 18 holiday caravans with associated works, including hardstanding and a bin store.

It was noted that:

- The Judge had concluded that the decision must be quashed because the Committee had erred in law by failing to consider the design of the proposed holiday caravans, following the advice in the Officer's report. The Judge also confirmed that design matters could not be left for consideration under the caravan licensing regime, as there were no powers within this legislation for design to be considered. Despite the application being for change of use, the design of the units should have been given due consideration.
- A copy of the judgement would be circulated to all Members and Substitute Members of the Committee. The application would be reported back to the Committee for redetermination in due course.

RESOLVED: That the report be noted.

324. DURATION OF MEETING

6.00 p.m. to 8.55 p.m.

Agenda Item 12



19/505816/SUB - Lordswood U-Ext.



Scale: 1:2500

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REFERENCE NO - 19/505816/SUB		
APPLICATION PROPOSAL Submission of details pursuant to condition 5 (Materials), condition 7 (Woodland Management Plan), condition 8 (Proposed Boundary Treatment), condition 10 (Ecology) condition 11 (Construction Environmental Management Plan : Biodiversity) and condition 17 (Bird boxes) in relation to planning application 15/503359/OUT and Appeal Reference APP/U2235/W/15/3132364 (for residential development (approx 89 dwellings) plus open space, biomass plant and access road (plus emergency access))		
ADDRESS Lordswood Urban Extension Gleaming Wood Drive Lordswood Kent		
RECOMMENDATION APPROVE		
SUMMARY OF REASONS FOR RECOMMENDATION <p>The submitted information on future long term management of the ancient woodland primarily by rotational coppicing and the measures proposed in regard of biodiversity (including a "natural" dormouse bridge as was agreed in the original appeal hearing) are acceptable both in terms of meeting the requirements of the Inspector who allowed the outline planning permission and national and local planning policies on these matters.</p> <p>No objections have been received from KCC Ecology to the revised information. The applicant has confirmed agreement to full compliance with all the ecological advice given by KCC Ecology in their representations.</p> <p>The boundary treatments and materials as revised are satisfactory for the location.</p>		
REASON FOR REFERRAL TO COMMITTEE Referred by Boxley Parish Council		
WARD Boxley	PARISH/TOWN COUNCIL Boxley	APPLICANT McCulloch Homes And Palm Developments Ltd AGENT Mr Iain Warner
TARGET DECISION DATE 20/01/20		PUBLICITY EXPIRY DATE 12/06/20

Relevant Planning History

15/503359/OUT

Outline application with all matters reserved for residential development (approx 89 dwellings) plus open space, biomass plant and access road (plus emergency access) (Revised Scheme).

Refusal Decision Date: 18.08.2015

Appeal Allowed 30.11.15

18/500346/FULL

Erection of 115 dwellings together with associated infrastructure, open space, landscaping and access works.

Refused Decision Date: 07.09.2018

18/505455/REM

Approval of Reserved Matters for Access, Appearance, Landscaping, Layout, and Scale, pursuant of 15/503359/OUT - Outline application with all matters reserved for residential development (approx 89 dwellings) plus open space, biomass plant and access road (plus emergency access).

Approved Decision Date: 18.06.2019

19/504442/FULL

Erection of 115 dwellings together with associated infrastructure, open space, landscaping and access works. (RESUBMISSION OF 18/500346/FULL)

Refused Decision Date: 02.12.2019

Appeal Pending

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The site is close to the boundary with Medway Council district. It is outside the urban confines of Lordswood and is thus in the countryside. It comprises an area of 4.28ha mainly being two fields in open agricultural land with some Ancient Woodland. It is sited to the east of Lordswood.
- 1.02 The approved site for the housing is mainly within the two fields. Gleaming Wood Drive follows the perimeter of the built up area and on its eastern side is lined with mature trees designated as Ancient Woodland (AW) which is owned by the applicant. This adjoining woodland is known as Reeds Croft and Cowbeck Woods and has an area of approx. 7 ha. These two parcels are believed to have remained more or less continuously wooded since at least 1600, although part of Reeds Croft Wood was replanted for softwoods and sweet chestnut coppice. The new access road would be created through the AW from Gleaming Wood Drive and another section of roadway through AW would link the housing in the 2 fields.
- 1.03 A public right of way (PROW) runs along the NE boundary (PROW KH37). The Ancient Woodland forms a strong visual barrier between suburban development and open farmland. The woods themselves do not have a PROW through them but there are informal paths and hence there is some informal use of the application site and the adjacent wooded area for recreation such as dog walking.
- 1.04 The Ancient Woodland within the site is acknowledged to have been maintained by coppicing in the past but there is currently no active management. A woodland TPO ref 5008/2018 relates to this site and adjoining woodland.

2. PROPOSAL

- 2.01 The outline planning permission allowed on appeal was subject to a number of conditions prior to the commencement of works.
- 2.02 Condition 5 required details of materials. The current proposal is for 2 facing bricks (a grey and a buff/grey brick), cement fibre timber effect cladding (in grey or green tones) and a recycled slate waste roof tile in grey.
- 2.03 Condition 8 required details of boundary treatments. The submitted details are either 1.8m high brick walls with brick coping or 1.8m high close board fence. The brick walls are generally to corner plots where there are long lengths of garden boundaries on visible locations.
- 2.04 Condition 7 required details of a Woodland Management Plan (WMP) for the areas W1-W9 on Bioscan report E1739R1. The originally submitted details were amended/clarified to take account of KCC Ecology concerns as follows:
- The WMP is prepared on the basis of with or without a biomass facility.
 - Detailed surveys of the site to inform the extant consent were carried out across 2012 and 2013, with more recent habitat updates in 2017 and surveys for reptiles and dormice carried out in 2018 and 2019 respectively

- All of the woodland referenced W1 to W9 is AW: approximately two thirds is ancient, semi-natural woodland, with the remainder, comprising most of W1 and all of W6 and W7, being plantation on ancient woodland sites
- Reinstate coppice regime on a 15-20 year rotation cycle
- Selectively remove coniferous component and any growth/re-growth of non-native species
- Manage sapling trees for growing on as future standards
- Cyclic cutting regime of dense, graded edge to prevent unrestricted access to the woodland
- Retain woodbank and associated flora wherever present
- Map areas of richest current ground flora interest and protect during felling operations.
- Create log-piles
- Formalise (e.g. through wood chippings) and maintain paths including through the use of dead hedging, and permanent and temporary fencing, to allow controlled and directed access through the woodland
- Ensure maintenance of visual screening function along Gleaming Wood Drive.
- Buffer Zone to managed by mowing and periodic scrub-control (No fertilisers to be applied and herbicides to be avoided) and address issues with disposal of garden waste
- Five-yearly reviews of the WMP based on targeted surveys of key species and habitats at five-yearly intervals
- The approved WMP shall be implemented and adhered to - hence the Council has not been furnished with precise details as to the identity and funding for the woodland management body. We understand that KCC accept the applicant's position on this issue.
- There is a summary of various options for implementing and funding the WMP in perpetuity and an outline of the intended management body with details of its funding structure- the applicant's preference being the WMP to be funded by an annual service charge levied on each of the properties with the applicant providing bridging funding in the initial transitional phase prior to the service-charge income becoming sufficient to fully cover the management costs.
- The agent states that adequate funding for the WMP will be available and administered by a bespoke body responsible for collecting the service charge contributions, appointing contractors and monitoring and review. The applicant is open to an approach from the PC to put itself forward to be considered to manage the woodland in accordance with the attached funding structure. The applicant states they would welcome a without prejudice dialogue with the PC on how this opportunity might best be taken forward.

2.05 Condition 10 required updated species survey to inform production of an Ecological Design Strategy (EDS) addressing mitigation for all species recorded. The submitted details are summarised as:

- The ecology consultants revisited the site for walkover surveys in April 2016 and November and December 2017 to identify any significant changes or to inform the need or otherwise for further survey and/or mitigation. The walkover surveys found no evidence to warrant additional species surveys or mitigation other than reptiles and bat roosting as below.
- An update of reptile survey was carried out in September and October 2018.
- Trees with potential for bat roosting were surveyed in January 2019.

- Specific mitigation detailed for Dormice; Reptiles; Nesting birds
 - Further clarification provided on the reptile mitigation: they will be pushed to the nearest bit of AW buffer which will be enhanced with log piles and other refugia.
 - The cleared development parcels will be closely maintained to prevent recolonisation from the adjoining AW buffers. The AW buffers will be demarcated by temporary reptile fencing and/or site hoarding.
 - In response to the PC objection, the agent has also clarified that a “natural” dormouse bridge as discussed at the appeal hearing is still proposed. This will involve lashing together overhanging branches at the site end of the main access to create a natural “bridge” link over the main access road, their consultant being of the view that this natural solution will operate far better than a man-made constructed dormouse bridge.
- 2.06 Condition 11 required a biodiversity basis to a Construction Environmental Management Plan (CEMP) focusing on reducing impact to the AW and biodiversity. The submitted details are summarised as:
- 2 access road areas will have soils and coppice stools translocated into 2 areas of the retained AW and within the 15m buffer to the AW.
 - Methodology and timetable for above provided
 - Biodiversity exclusion zones to prevent vehicle and contractor incursion
 - List of construction events which an ecologist will oversee
 - A member of Chartered Institute of Ecology and Environmental Management will maintain an active advisory role through construction and oversee ecological mitigation and measures of the EDS
 - Proposed alignment of exclusions barriers around the biodiversity protection zones
 - Prior to the first occupation the AW will be cleared of any litter
 - There has been no policy change that specifies a 30m as the appropriate buffer size to AW. The request for a larger buffer zone from the PC contradicts the layout and the principle of the 15m buffers which was approved when the Reserved Matters application was formally approved.
- 2.07 Condition 17 required details of installation of bat boxes/bricks and bird boxes/bricks. The submitted details are: 23 bird boxes, 5 bird bricks; 13 bat boxes and 10 bat tubes. The supporting plans also show the location of these features within the built element of the site (totalling 25). The location within the woodland of the remaining 26 will be verified by an ecologist at the time of installation.
- 2.08 The agent has confirmed in writing that the submission formally includes compliance with all the advice given by KCC Ecology.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 1 representation received from a local resident raising the following (summarised) issues

- Concern at loss of woodland having harmful impact on leisure, wildlife and climate change

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

Boxley PC

- 5.01 Initial Comments: The Management Plan should include timescales, mapped areas, detailed work schedules and costings for a minimum of 25 years with an indication of how future work after this time will be funded.
- 5.02 Revised Comments: There has been no reptile survey undertaken since October 2018 so not up to date. The planned brush cutting, and strimming can be fatal to reptiles and non-powered methods of clearance would be preferred. As the proposed reception area is very close to one of the access roads, measures are needed to protect them once the development is completed. The proposed area of fencing is very small and will not protect reptiles living outside the development area from entering.
- 5.03 In the application it was proposed to put in place 'bridges' so that dormice could get across the access road. There is no mention of these in the Ecological Design Strategy submitted. The EDS does not have a long term maintenance plan or adequate proposals for monitoring the species requiring specific mitigation or any remedial measures.
- 5.04 The proposed 15 metre buffer zone is inadequate given the fragmentation of AW. Boxley PC would like to see a 30-metre buffer zone planted, established and fenced off before any construction. This environmental strategy does not address Policy DM3 and does not have any proposal to reduce fragmentation caused by the access road.
- 5.05 Final Comments: must ensure that the funding will be for the length of the development. It should be specified that any work on the woodland or buffer zone must be carried out by someone experienced in woodland management. Grave concerns about fragmentation of habitat for dormice. No recent ecological surveys carried out to determine species and numbers present.

KCC Ecology

- 5.06 WMP: Initial Comments: More information required:
- Details of the timings of the proposed coppicing
 - Clarification re biomass plant.
 - Details of monitoring and management plan reviews.
 - Clarification re a dormouse EPS licence
 - Details of the management of the Ancient Woodland Buffer
 - MBC need to be satisfied that the proposed management will be implemented for the lifetime of the development
- 5.07 Final Comments: We have reviewed the updated management plan and we are satisfied with the submitted information. The main aim to re-establish coppicing within the site on a 15-20 year cycle means there is a need to ensure that there is

a continued implementation of the management plan for the life time of the development. Someone with experience of woodland management should carry out the management to assess the best time for the coppicing to be carried out and which areas. Each year on completion of the coppicing a site plan is updated to demonstrate what sections of each compartment were coppiced to cover situations where the site manager changes. In the event that there is damage to the buffer area, remedial works should be implemented immediately. Advise that the habitats within the buffer are established as soon as possible during the construction period.

- 5.08 EDS: Sufficient information has been provided to discharge the condition. The species mitigation must be implemented prior to any construction works in the woodland or areas with suitable reptile habitat commencing. The proposed dormouse and reptile mitigation has very specific timings so if missed, works must wait until the following season. The ecological mitigation works must be carried out by an ecologist.
- 5.09 CEMP: Initial Comments: Need information on the establishment of the ancient woodland buffer. Buffer planting should be carried out at the same time as the AW translocation. The Ancient woodland translocation must be carried out as detailed and an ecologist must be present.
- 5.10 Final Comments: Sufficient information has been provided. However, the submitted CEMP needs to provide information on the establishment of the ancient woodland buffer.
- 5.11 Birds/Bats: The bat and bird boxes/tubes must be erected/installed as detailed within the document. Those within the woodland must be carried out at the same time as the woodland translocation. The boxes must be monitored and replaced as and when required as part of the on going monitoring of the woodland as part of the management plan.
- 5.12 KCC Ecology were asked to specifically respond to the on-going concerns of the PC and replied:
- As detailed in recent correspondence the reptile habitat is currently being impacted by trail bikes and the quality of the habitat has declined. Therefore the reptile mitigation methodology has been amended since the submission the original mitigation strategy and we agree that the revised proposals are appropriate. If an updated reptile survey was required it is possible that it could result in reptiles being injured/killed if any trail bikes start driving over the refugia used during the surveys.
 - The proposal will result in the loss of an area of woodland to create the access roads and then a loss of scrub/hedgerow as part of the housing scheme. Due to the low numbers recorded we agreed to the proposed mitigation which was the active management of the woodland and the enhancement of hedgerows. The proposal will result in gaps being created for the main access road and the emergence access road but as they are not very wide in the long term the canopy should grow over and provide connectivity throughout the site. Due to the small gap being created (and there is evidence that dormouse will cross gaps on the ground) we are satisfied that there is not a requirement for a specific bridge. Proposing to tie the canopy together over the access road would be beneficial and would retain connectivity from the start of the works commencing. However they need to ensure that where the canopy is being tied up tall vehicles will not come through and break the ties – if that is likely it should be carried out after construction has been completed.

6. APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Ancient Woodland
- Biodiversity
- External Materials/Boundary Treatment

Ancient Woodland

6.02 The NPPF states in para 175: "When determining planning applications, local planning authorities should apply the following principle.... development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;"

6.03 Policy DM3 of the Local Plan requires new development to protect and enhance the natural environment by incorporating measures where appropriate to protect areas of Ancient Woodland and to enhance, extend and connect fragmented Ancient Woodland. Ancient Woodland is irreplaceable and an important ecological resource. The Standing Advice for Ancient Woodland and Veteran Trees published by Natural England and the Forestry Commission sets out aims in relation to Ancient Woodland and veteran trees: this resource is an irreplaceable biological and cultural asset that needs protection and maintenance, and improvement in the condition of the UK's tree and woodland resource needs sensitive sustainable management

6.04 This appeal decision pre-dates the current NPPF. The Inspector who allowed the appeal in 2015 said there was harm but it was outweighed by the benefits of management, ie as the AW had not been managed for a considerable time, selective coppicing and felling on a rotational basis would be beneficial for its long term health and future biodiversity.

6.05 The submitted details for conditions 7 and 11 relate to the protection of the AW. The level of detail requested by the Inspector in allowing the appeal has resulted in a series of detailed documents. KCC Ecology advises that the amended Woodland Management Plan and the Construction Environmental Management Plan: Biodiversity are both acceptable to allow the discharge of the conditions.

6.06 The support from KCC to discharge the conditions includes the 15m buffer to the AW. It is noted that the PC wishes to see a 30m buffer but that would not be actively supported by a national or local policy position, nor would it correspond with the layout of the development that has Reserved Matters approval from the Planning Committee. I therefore cannot support the PC's stance on this point.

Biodiversity

6.07 Paragraph 170 of the NPPF requires planning decisions to contribute to and enhance the natural and local environment by protecting and enhancing valued sites of biodiversity and soils, recognising the wider benefits from natural capital and ecosystem services of trees and woodland; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 175 of the revised NPPF states: planning permission should be refused if significant harm to biodiversity resulting from a development cannot be avoided or adequately mitigated, or, as a last resort, compensated.

- 6.08 Policy DM3 of the MBLP requires ecological evaluation of development sites and any additional land put forward for mitigation purposes to take full account of the biodiversity present, including the potential for the retention and provision of native plant species.
- 6.09 The details for conditions 10 and 17 relate to complying with the above objectives. KCC Ecology is satisfied that sufficient information has been submitted to allow the conditions to be discharged.
- 6.10 The PC remains concerned about the absence of more recent species surveys but that view is not supported by KCC, which is satisfied that the survey results are sufficient to inform the mitigation works. The appeal decision issued in November 2015 had been made on ecological surveys dated 2013. So the applicant's ecological consultants have since that time carried out: walkover surveys in April 2016 and November and December 2017; an update of reptile survey September and October 2018 and trees with potential for bat roosting were surveyed in January 2019. It is my view that these additional surveys since 2013 are adequate to accord with the reasoning behind the Inspector's imposition of the condition.
- 6.11 The reptile mitigation methodology has been revised in discussion with KCC to take account of minimising risk of damage from unauthorised trail bikes.
- 6.12 The PC is correct that the mitigation for dormice in terms of minimising the impact of fragmentation of the AW had not been clearly brought forward originally in this submission. However, the agent has now clarified that it is still the applicant's intention to create a natural "bridge" link over the main access road using branches and ropes. KCC is supportive of that idea in principle.
- 6.13 The PC also expresses concern over an absence of details as to ongoing species monitoring. Condition 10 does specify "Details for monitoring and remedial measures". The submitted EDS states that the impacted species are dormice and reptiles. They will defer to the requirements of the dormouse licence which does not require subsequent monitoring. There will be monitoring of the translocated reptile population on an annual basis for five years to assess the success of the translocation. KCC have no concerns with this part of the condition being discharged.

External Materials/Boundary Treatment

- 6.14 The Inspector imposed the condition on materials expressly making the comment that it was necessary to blend as far as possible into the woodland setting. This is an exposed location and in designated countryside. The NPPF expressly refers to the quality of materials in paragraph 130 that *"Local planning authorities should also seek to ensure that quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)"*.
- 6.15 The roof material as proposed has a proportion of natural product being 60% recycled slate waste and should therefore give good weathering and colour retention compared to a 100% cement fibre artificial slate and I am of the view that it is appropriate for a good quality roofscape in the long term for this type of location.
- 6.16 The outline scheme indicated larch cladding which is no longer proposed. Reasons given by the applicant are that it needs maintenance to retain an attractive appearance and is not fire retardant. Registered Providers in particular resist such types of external cladding to the affordable units. Clearly, the cement fibre artificial wood effect cladding will be significantly different from a natural product and this is disappointing but the reasons given are accepted. In terms of the bricks,

initially only one was submitted, a grey tone. For a scheme of this size, it is considered that there should be some variation and a second brick buff/grey has now been proposed.

- 6.17 It is considered that the materials proposed are appropriate for the contemporary design of the dwellings whilst respecting the sensitivity of the location.
- 6.18 The boundary treatments are also acceptable- the most visible sections are indicated to be brick walls which are appropriate for the quality of the street-scene.

Other Matters

- 6.19 It will be noted that both KCC (initially) and the PC queried the long term financial commitment for the implementation of the woodland management bearing in mind the intention for long term rotational coppicing. The agent is correct in that details of the funding are not a requirement of the appeal decision. Nevertheless, they have indicated that in all likelihood, funding will be via a service charge (with a bridging financial contribution from the landowner). They have also invited separate dialogue with the Parish Council on future management of the AW.
- 6.20 The applicant is aware of the Planning Committee's preference not to see the biomass boiler being built out and the WMP has been drafted to be neutral on that. Removal of the commitment for a biomass boiler would need the applicant to seek a variation to the legal agreement relating to the appeal decision.
- 6.21 Members will be aware from the planning history section that an appeal is underway on the revised full planning application 115 unit scheme that was refused in 2019.

PUBLIC SECTOR EQUALITY DUTY

- 6.22 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 The submitted information on future long term management of the ancient woodland primarily by rotational coppicing and the measures proposed in regard of biodiversity (including a "natural" dormouse bridge as was agreed in the original appeal hearing) are acceptable both in terms of meeting the requirements of the Inspector who allowed the outline planning permission and national and local planning policies on these matters.
- 7.02 No objections have been received from KCC Ecology to the revised information. The applicant has confirmed agreement to full compliance with all the ecological advice given by KCC Ecology in their representations.
- 7.03 The boundary treatments and materials as revised are satisfactory for the location.

8. RECOMMENDATION

APPROVE DETAILS

INFORMATIVES

- 1) The decision relates to the following documents:
Ancient Woodland Management Plan May 2020 Bioscan Report E1739r5rev1

Ecological Design Strategy Sept 2019 Bioscan Report E1739r6

Construction Environmental Management Plan: Biodiversity September 2019

Bioscan Report E1739r7

Bird and Bat Boxes September 2019 Bioscan Report E1739r8

1012 Rev P1 Proposed Boundary Treatments

667 Materials List P4

Tetlow King Letters dated 08.01.20 and 20.05.20

Tetlow King Email dated 03.08.20

Bioscan Email dated 24.06.2020

Tetlow King Email dated 10.08.20

Case Officer: Marion Geary



20/502037/REM - Kent Medical Campus

Scale: 1:5000

REFERENCE NO - 20/502037/REM		
APPLICATION PROPOSAL Reserved Matters of appearance, landscaping, layout and scale of temporary car park pursuant to outline application 16/507292/OUT as varied by 18/506609/OUT (Application to vary conditions 3, 4, and 5 of planning permission 16/507292/OUT (outline application with access sought for development of medical campus) to allow for the relocation of the Nature Reserve).		
ADDRESS Kent Medical Campus Newnham Way Maidstone Kent		
RECOMMENDATION Application Permitted		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed temporary parking is intended to provide the emerging Innovation Centre with additional parking capacity to reflect both general higher parking demands for that type of use and with the need to cater for Events and Conferences. Whilst the location of the proposed car park is not fully consistent with the indicative Masterplan and would not be considered to be acceptable as a permanent feature, the additional provision seeks to support the viability and marketability of the Innovation Centre project during its critical early years. A condition is also suggested to tie the development with the occupation of the Maidstone Innovation Centre. The agent has put forward a case that justifies this form of development but only for a temporary period pending a longer term permanent solution being progressed. A condition is suggested that the temporary car park only be in place until the end of July 2025 and this is considered to be reasonable. Subject to being a temporary permission it does not prejudice the long term continued development of the Campus site in the manner proposed in strategic Policy RMX1 (1) and does not breach maximum parking standards on the overall site. There are no ecological impacts and subject to being a temporary facility, the visual impacts of the parking and associated access and lighting can be managed through conditions and new landscape planting.		
REASON FOR REFERRAL TO COMMITTEE The Planning Committee Resolution for the outline application 16/507292/OUT requested that all reserved matters be reported to Planning Committee. In addition, the temporary car park is intended to be leased to Maidstone Borough Council in connection with its operation of the Maidstone Innovation Centre.		
WARD Boxley	PARISH/TOWN COUNCIL Boxley	APPLICANT Kent Medical Campus Ltd AGENT DHA Planning
TARGET DECISION DATE 03/09/20		PUBLICITY EXPIRY DATE 08/07/20

Relevant Planning History

The planning history of this locality is complicated. The details are below grouped under the 3 main chapters in the planning history: KIMS; Kent Medical Campus; Popes Field Schools.

The first development at KIMS was the main hospital approved by an amended full application in 2009. An extension to its car parking on land to the west (near the Garden Centre) was approved in 2018.

The outline consents for Medical Campus do not include the main KIMS and its extra car parking. The first outline consent for KMC was approved in 2014 under ref 13/1163 which has now expired. It required that all Reserved Matters had to be submitted before 23 April

2017. It allowed up to 98,000 sqm of additional floorspace. It has 2 Reserved Matters submitted pursuant to it: Cygnet Private Hospital and Invicta Court Care Home.

The other main outline consent which is extant is 16/507292/OUT (though it has been amended by a s73 application). This covered a slightly different location due to being submitted after the roundabout enlargement at the Junction of New Cut Road/Bearsted Road and it also excludes Cygnet Hospital which was already being built under the earlier outline consent. It allows a lot longer time period for the Reserved Matters to be submitted - until 16 June 2027. It allows up to 92,379 m² (ie excluding the Cygnet Hospital floorspace).

One new building has had Reserved Matters submitted pursuant to 16/507292/OUT, being the Innovation Centre which is to be operated by Maidstone Borough Council.

The Outline consent 18/506609/OUT was approved in June 2019 as a variation relocating the nature reserve to facilitate the proposed access to the new schools at Popes Field which, one month earlier, had separately been granted a full planning permission under ref 18/506656/FULL. The schools buildings needed a full application in their own right as they fell outside the land uses approved in the outline consent for KMC.

KIMS (Kent Institute of Medicine and Surgery)

09/0973

Application for amendments to MA/07/0382 (Tertiary Medical Centre comprising a complex of eight buildings ranging from two to four storeys, car parking, landscaping, access road and associated highways improvements) being changes to building names, minor increase in building footprints, changes to building functional requirements, changes to approach and parking, changes to energy plant and oxygen plant, improvements to the environment and development of elevation materials etc

Approved Decision date: 15.10.2009

13/1953

Application for the removal of condition 2 of MA/09/0973 (Application for amendments to MA/07/0382 (Tertiary Medical Centre comprising a complex of eight buildings ranging from two to four storeys, car parking, landscaping, access road and associated highways improvements) re Timing of Highway improvements

Approved Decision date: 08.01.2014

18/503459/FULL

Extension to the existing car park to provide an additional 87 No. parking spaces with landscaping.

Approved Decision Date: 03.09.2018

Kent Medical Campus

Outline Consents

13/1163

Outline application for the development of a medical campus comprising up to 98,000sqm of additional floor space (including additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (classes C2/D1); education and training facilities with residential accommodation (class C2/D1); key worker accommodation for nurses and doctors (class C3); pathology laboratories (class B1); business uses (class B1); ancillary retail services (class A1, A2, A3); and up to 116 class C2 neuro-rehabilitation accommodation units; internal roads and car parks, including car park for residents of Gidds Pond Cottages; hard and soft landscaping including creation of new woodland area with access for consideration and all other matters reserved for future consideration.

Approved Decision Date: 23.04.2014

15/510037/FULL

Removal of condition 20 of MA/13/1163 - relating to air (air quality mitigation measures)
Approved Decision Date: 02.08.2016

16/507292/OUT

Outline Application with access matters sought for development of medical campus comprising up to 92,379 m² of additional floorspace (including additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (classes C2/D1); education and training facilities with residential accommodation (class C2/D1); keyworker accommodation for nurses and doctors (class C3); pathology laboratories (class B1); business uses (class B1); ancillary retail services (class A1, A2, A3); and up to 116 bed class C2 neuro-rehabilitation accommodation; internal roads and car parks, including car park for residents of Gidds Pond Cottages; hard and soft landscaping including creation of a nature reserve (to renew existing consent 13/1163).
Approved Decision Date: 16.06.2017

18/506609/OUT

Application to vary conditions 3, 4, and 5 of planning permission 16/507292/OUT (outline application with access sought for development of medical campus) to allow for the relocation of the Nature Reserve.
Approved Decision Date: 19.06.2019

Cygnnet Private Hospital

16/500360/REM

Approval of Reserved Matters following outline planning permission MA/13/1163 for the erection of a 65-bed hospital, with associated parking and landscaping at Zone 10, Kent Medical Campus, Maidstone (appearance, landscaping, layout and scale being sought).
Approved Decision Date: 29.04.2016

Invicta Court Care Home

17/501723/REM

Approval of reserved matters (siting, design, external appearance and landscaping) pursuant to outline permission MA/13/1163 for the development of a 4222 sqm GEA class C2 care facility comprising a mixture of step-down residential, nursing, dementia, rehabilitation and respite care at Zone 5, Kent Medical Campus, Maidstone
Approved Decision Date: 13.07.2017

Innovation Centre

18/506658/REM

Reserved Matters of appearance, landscaping, layout and scale pursuant to outline application 16/507292/OUT (outline application with access sought for development of medical campus) for construction of proposed four storey Innovation Centre office building (Class B1) and associated external works.
Approved Decision Date: 17.04.2019

New Schools at Popes Field (known as Bearsted And Snowfields Academies)

18/506656/FULL

Erection of a new two-storey primary school and special educational needs secondary school with vehicular and pedestrian access via Kent Medical Campus, together with associated car parking and drop off area, pedestrian access, drainage, areas for formal and informal outdoor play and landscaping works.
Approved Decision date: 03.05.2019

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The proposed temporary car park is located within the Kent Medical Campus (KMC), within a sunken corner plot to the south of Gidds Pond Way and east of Newnham Court Way. Access is from Newnham Court Way being a ramped access track down an embankment, currently secured with metal 5 bar gate and a post and rail fenced boundary to the 2 roads.
- 1.02 The predominantly flat site has an area of 0.40 ha. The site is sunken at an average level of 57.4m OD and Newnham Court Way is 60.87m OD, ie. a drop below road level of 3.47m on average.
- 1.03 To the south are undeveloped parcels of land within the wider area of Kent Medical Campus. To the east are a fenced surface water swale and a belt of poplar trees.
- 1.04 The main KIMS Private Hospital is to the NW, close to the M20 and the proposed Maidstone Innovation Centre is under construction on the northern side of Gidds Pond Way, immediately opposite the application site. Immediately to the east of the Innovation Centre is the Invicta Court Care Home (C2 use). Further to the east, Gidds Pond Way also gives access to Cygnet 65 bed Private hospital and the under construction Bearsted And Snowfields Academies (primary school and special educational needs secondary school).
- 1.05 The Kent Medical Campus also forms part of the North Kent Enterprise Zone.

2. PROPOSAL

- 2.01 The outline planning permission allows, inter alia, the provision of parking facilities to serve the overall development.
- 2.02 This temporary 42 space car park is indicated to be surfaced in tarmac. The ramp down to the car park is shown to have gradient of 1:12
- 2.03 The landscape details initially submitted indicated a mix of 6 Small-leaved Lime trees (*Tilia cordata*) and 8 White Birch trees (*Betula pubescens*) planted on the 2 embankments along the boundaries to Newnham Court Way and Gidds Pond Way. Planting is now also proposed along the southern and eastern boundaries, albeit to take account of needing to be short term due to the temporary nature of the car park and is proposed as 4 *Betula pubescens*, 4 *Alnus glutinosa*. On the southern edge of the car park is proposed a native screen hedge of *Corylus avellana*; *Crataegus monogyna*, *Salix alba*; *Salix caprea*. It is submitted that the proposed use is a temporary one and the wider plot will be developed for other uses (likely to be office or similar uses) in accordance with the outline permission for the Campus and it would not be sensible to screen on boundaries that will not be permanent.
- 2.04 It is proposed in principle to install lighting columns around the car park perimeter, likely to be Kingfisher Viva Pro lighting columns (height unspecified) which are LED downlighting type with 4000k Colour temperature. It is expected that the external lighting will have a low lux level, consistent with that typically found on small car parks in rural areas. Details of the proposed lighting are intended to be formally submitted in due course as required by outline condition 19.
- 2.05 The proposal was submitted as a short-term temporary measure to provide overflow parking capacity to serve the Kent Medical Campus site, accessed via Newnham Court Way. The agent has since confirmed that the current proposal is intended specifically for the Maidstone Innovation Centre over a period where it is likely that there will be additional parking demand. It will supplement the 78 on plot spaces to give a total of 120 spaces. The car park will be managed by Maidstone Borough Council with the parking only being available to staff and visitors of the

Innovation Centre. The applicant has also subsequently confirmed that a temporary permission for 5 years is acceptable to them.

- 2.06 In the longer term, it is stated in the application that a multi-level car park will be provided as a centralised facility to serve existing and future proposed development across the wider campus although there is no timescale given for delivery.
- 2.07 In justification for the temporary car park, the Transport Statement clarifies that parking for existing uses at KMC has been provided below KCC's maximum parking standards, leading to a cumulative deficit of 89 spaces compared with the maximum standards. Hence part of this deficit is reduced by the proposal.
- Cygnet Hospital has 64 parking spaces which was an under provision of 39 (based on a Hospital with 65 bedspaces and 120 staff)
 - Invicta Court Care Home has 39 parking spaces which is an under provision of 12 spaces (based on 75 non resident staff and 75 bedspaces)
 - The Innovation Centre has 78 spaces which is an under provision of 38 (based on 3482 sqm of B1 office space)
- 2.08 The application is accompanied by a plot Travel Plan which details walking and cycling links and infrastructure and public transport. It has targets with actions and initiatives that will be reviewed and monitored. Overarching objectives of this Travel Plan comprise to establish measures for a reduction in single occupancy car travel to be achieved and to encourage greater use of sustainable travel modes, and to promote awareness of the opportunities for sustainable travel to all staff and visitors. Targets are:
- A minimum **10%** reduction in staff single occupancy car travel within the first three years of occupation (each individual element on site), with corresponding increases in sustainable transport modes including car sharing and public transport
 - An overall reduction in vehicle trips generated over a 12 hour period (0700-1900) by the site as a whole by a minimum of **5%**.
- 2.09 These match with 2 objectives of the Campus wide Travel Plan which was approved pursuant to the s106 agreement.
- 2.10 In response to KCC (H&T) queries, the agent confirmed:
- The car park will be managed by Maidstone Borough Council in connection with the Innovation Hub immediately to the north. The car park will be available only to staff and visitors of the Innovation Hub.
 - There is no conflict with the KCC application KCC/MA/0271/2019 which is construction of a new access road etc into the east side of Newnham Court Shopping Village from the southern part of Newnham Court Way.
- 2.11 A submitted Landscape and Visual Appraisal concludes the anticipated effects are found to be no worse than those set out in the 2016 Environmental Statement, which assumed the presence of a new building together with associated access and car parking on the site. The applicant is submitting that no additional effects were identified by their LVIA for the current proposal of a temporary surface level car park; not least by the fact that it is set below the levels of the 2 roads it abuts.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017 RMX1(1) DM1 DM23
Neighbourhood Plans n/a
Kent Minerals and Waste Local Plan 2016 n/a
Supplementary Planning Documents n/a

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

4. LOCAL REPRESENTATIONS

Local Residents:

- n/a

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

Boxley PC

- 5.01 No material planning reasons to object to this application.

KCC (Highways and Transportation)

- 5.02 Gradient of the access to be no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter.
- 5.03 Following additional information from Agent: raise no objection.

6. APPRAISAL

Main Issues

- 6.01 The key issues for consideration relate to:
- Principle
 - Site Allocation Policy
 - Compliance with Outline Illustrative Masterplan "The Vision"
 - Compliance with Other Outline Planning Conditions

Principle

- 6.02 In terms of the principle of the development, the site lies within the designated urban area of Maidstone which is the preferred location for growth in environmental sustainability terms. Policies SS1 and SP1 apply: the urban area is a focus for new development and this location in particular near Junction 7 of the M20 was allocated as a strategic location for new business provision in association with a new medial campus.
- 6.03 The parking is proposed within this strategic site to serve development that is under construction adjacent and thus there is a logical functional link. The outline permission indicates that parking would be provided across the campus. Therefore the principle is acceptable – even if this is a temporary transitional arrangement until such time as a central facility is provided.

Site Allocation Policy

- 6.04 Policy RMX1(1) allocates the wider site for use as a medical campus and associated development, including car parking subject to various criteria.
- 6.05 Criterion 5 sets out requirements for landscaping and design in order to minimise the impact of the wider development on the Kent Downs AONB. The siting of the

temporary car park, its juxtaposition with taller development and the sunken nature of the site means that there is no impact on the AONB. A specific Landscape and Visual Impact Assessment has been submitted which takes into account the development already undertaken on the KMC site, the permitted Innovation Centre development, the proposed layout of the temporary car park. The anticipated effects were found to be within (i.e. at a lower level) than those set out in the 2016 Environmental Statement, which assumed the presence of a new building together with associated access and car parking on the site. I am satisfied that the conclusion of the LVIA are correct in this regard.

- 6.06 The size and location of the application site and the temporary nature of this proposal do not make it appropriate for areas of structural tree planting extending into the neighbouring development plots. Landscaping as revised including tree planting is intended to screen the car parking. It is primarily aimed at screening the 2 road frontages with a mix of Small-leaved Lime trees (*Tilia cordata*) and White Birch trees (*Betula pubescens*). However, the scheme has been amended to introduce screening to the other 2 sides in the form of fast growing trees and a native hedgerow.
- 6.07 Criterion 5(v) requires the use of low-level lighting. As mentioned above, lighting details are not included in this application but it is envisaged that they will accord with this criterion.
- 6.08 Criterion 8 requires the provision of a minimum 15m wide landscaped buffer on each side of the stream running through the Kent Medical Campus site. This requirement is comfortably met, with the proposed drainage ditch for the car park being around 60m west of the stream.
- 6.09 This use would not prejudice the ongoing development of the surrounding land in accordance with Policy RMX1(1).

Compliance with Outline Illustrative Masterplan "The Vision"

- 6.10 There is no approved masterplan as such for the development of Kent Medical Campus. The application site is indicated in the outline planning permission "The Vision" drawing for an L-shaped building wrapping around the outer corner of the plot with associated car parking to the rear. The Illustrative Masterplan is not explicitly conditioned in the outline planning permission and there is no specified form of "car parking" in the Plan nor in description of the outline planning permission (ie surface, undercroft or multi-storey).
- 6.11 The outline planning permission 16/507292/OUT (and the s73 variation 18/506609/OUT) were subject to EIA and thus both accompanied by an Environmental Statement (and addendum for 18/506609) which assessed parking provision in a general manner. It stated that vehicle parking was to be provided by a combination of on-plot 'private' parking and a designated shared 'staff and visitor' parking area centrally located on the Campus site. The former would be detailed for individual plots when reserved matter applications are made. There was indicated to be a limited use of multi-level arrangements and undercrofts for the communal parking.
- 6.12 Rather than complying with the maximum standards prescribed in parking standards, it was stated that the level of parking provided would be calculated using the TRICS data. This was intended to ensure that parking levels would accord with forecast demand, reducing any likelihood of over provision which could lead to unsustainable trip patterns. An assessment of the "Vision Plan" confirmed that 1,200 spaces could be adequately accommodated on the site. The maximum parking using parking standards was said to be 1,426 spaces. Hence the Environmental Statement of the outline planning permission envisaged a parking provision approx. 85% of the maximum standards: car parking at the site was to be

provided in accordance with demand calculations and always less than the maximum parking standards.

- 6.13 The above conclusions were not enshrined in any planning condition or legal agreement: it is only Condition 6 of both outline planning permissions which refers to the minimisation of parking. However, on the basis that the under provision of parking compared to maximum parking standards was key in the Environmental Impact Assessment, it is essential that objective is carried through when Reserved Matters are considered.
- 6.14 Looking at the 3 parcels of land developed so far, there is provision of 181 spaces on plot parking spaces compared to theoretical maximum parking standards of 270. The addition of 42 spaces in the temporary car park would give a total of 223 which is 83% of the maximum parking standards. Whilst it is the case that both Cygnet Hospital and Invicta Court Care Home were not built pursuant to 16/507292/OUT but to an earlier outline planning permission, the overall objective set out in the EIA for parking levels serving the overall Campus is met.
- 6.15 A further argument in favour of more off plot parking to serve the Innovation Centre specifically is that assessing its parking standards as a single building in excess of 3000sqm in B1 office use gives a maximum parking standard of 1 space per 30sqm. However, the Innovation Centre will comprise of a range of flexible office spaces, meeting rooms and areas and hot-desk hubs, designed for use by start-up companies. Smaller offices have higher parking standards (an office up to 500 sqm needs 1 space per 20sqm). In my view, this distinction does assist in appreciating that this type of building typically needs around 100 – 120 spaces. It is also accepted that event/conferences in the building are more likely which will push overflow requirements to the upper end. I am satisfied that the divergence from the objective of the EIA for the particular use of the Innovation Centre building is justified and will not lead to an overall significant divergence when the rest of KMC gets developed. A condition is suggested limiting the use of the temporary overflow parking to be associated with the Innovation Centre only.
- 6.16 Whilst accepting the principle of the extra car parking, it is my view that the detail of the proposal would not be acceptable as a permanent feature in street scheme terms when assessed against Policy DM1 of the MBLP due to being an open tarmac surfaced car park in a visually prominent, albeit sunken, location. Therefore only a temporary planning permission would be appropriate in my view. I consider that the agent has put forward a case that justifies this form of development but only for a temporary period pending a more appropriate longer term solution being progressed, which could take up to 5 years.

Compliance with Other Outline Planning Conditions

- 6.17 The proposed development is over 150m from the nearest area of ancient woodland. The stream is 15m from the site boundary, ensuring that such a development-free buffer is maintained.
- 6.18 This site has no ecological value, will be the site of a building with associated car parking in the future, nevertheless, any ecological value associated with the structural tree planting on the boundaries will be secured. Due to the temporary nature of the current proposal, the LEMP has not been updated further, but all of the principles and maintenance arrangements set out in the previously agreed LEMP will apply equally to the planting proposed as part of this scheme.
- 6.19 Hibernacula, ponds and higher quality terrestrial habitat to benefit GCN have been created elsewhere at more appropriate locations on the Campus and so there is no necessity to achieve this within the application site plus there are also nesting boxes for birds and bats throughout the wider development site.

- 6.20 The details submitted incorporate measures to minimise the risk of crime: the layout has been designed with appropriate lighting for security and safety in mind. No lighting details are included at this stage but would need to factor in the need to minimise any ecological impacts.
- 6.21 Condition 21 requires the completion of off-site highway improvements prior to the occupation of 73,500 sqm of development. That threshold has not yet been reached and this proposal does not add any further floorspace.

Other Matters

- 6.22 Subject to a condition on the maximum gradient of the access ramp, KCC (H&T) raise no concerns with any breach of Policy DM23 of the MBLP. The agent subsequently confirmed a gradient of 1:12 which complies with the suggested condition so there are no highway safety concerns on this issue.
- 6.23 The approved drainage strategy for the wider site states that there will be a sustainable drainage system and use of an existing watercourse. However, the outline planning permission requires a detailed sustainable drainage scheme for each phase of the development pursuant to condition 10 and this requirement is still to be met. Condition 30 of the outline planning permission does not allow for infiltration unless already detailed in a scheme that has specifically been approved.
- 6.24 Other matters such as contamination, archaeology, Construction Management, hard surfacing; boundary treatments and electric vehicle charging points will be dealt with in subsequent discharges of planning conditions on the outline planning permission.

PUBLIC SECTOR EQUALITY DUTY

- 6.25 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 The proposed temporary parking is intended to provide the emerging Innovation Centre with additional parking capacity to reflect both general higher parking demands for that type of use with the need to cater for Events and Conferences.
- 7.02 Whilst the location of the proposed car park is not fully consistent with the indicative Masterplan and would not be considered to be acceptable as a permanent feature, the additional provision seeks to support the viability and marketability of the Innovation Centre project during its critical early years. A condition is also suggested to tie the development with the occupation of the Maidstone Innovation Centre.
- 7.03 The agent has put forward a case that justifies this form of development but only for a temporary period pending a longer term permanent solution being progressed. A condition is suggested that the temporary car park only be in place until the end of July 2025 and this is considered to be reasonable.
- 7.04 Subject to being a temporary permission it does not prejudice the long term continued development of the Campus site in the manner proposed in strategic Policy RMX1 (1) and does not breach maximum parking standards on the overall site.
- 7.05 There are no ecological impacts and subject to being a temporary facility, the visual impacts of the parking and associated access and lighting can be managed through conditions and new landscape planting.

8. RECOMMENDATION

APPROVE Reserved Matters subject to the following conditions:

- 1) The car park hereby permitted shall be removed and the land upon which it is sited shall either be restored to its former condition or developed in compliance with a subsequent planning permission/approval of Reserved Matters on or before 31 August 2025.
Reason: There is inadequate justification for the location, form and materials on a permanent basis.
- 2) The gradient of the access to the car park hereby approved shall be no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter.
Reason: In the interests of highway safety.
- 3) Unless otherwise agreed in writing, the car park hereby approved shall be used only by staff and visitors in association with the occupation of the Maidstone Innovation Centre.
Reason: It is the specific use of the Innovation Centre which justifies a divergence from the parking strategy of the Environmental Impact Assessment of the outline planning permission.

INFORMATIVES

- 1) You are reminded that conditions of the outline planning permission will need to be discharged prior to commencement: 9 (contamination); 10 (surface water drainage); (14) Construction Management Plan and Code of Construction Practice; (15) Archaeology; (17) hard surfacing; (18) boundary treatments; (19) lighting; (20) electric vehicle charging points.

Case Officer: Marion Geary

Agenda Item 14

20 m
100 ft



20/502064/FULL - Birch Cottage, Maidstone Road

Scale: 1:1250

Printed on: 11/8/2020 at 17:14 PM by StevieH

REFERENCE NO - 20/502064/FULL		
APPLICATION PROPOSAL Replacement of demolished stable building and barn (previously approved for 2no. holiday-lets under 19/501764/FULL) with a smaller building for use as a single holiday-let, and demolition of detached barn (previously approved for use as a single holiday-let under 18/503022/FULL)		
ADDRESS Birch Cottage, Maidstone Road, Staplehurst, Kent, TN12 0RG (formally part of the curtilage of Faith Cottage)		
RECOMMENDATION Grant Planning Permission subject to planning conditions.		
SUMMARY OF REASONS FOR RECOMMENDATION Government guidance in the NPPF and adopted Local Plan policies are supportive of holiday/tourism related development in rural areas. In the case of the current proposal, the proposed holiday let is modest in scale, both in terms of the single unit, the size of the building and the number of guests that could be accommodated on the site. The site is screened from public views by existing trees and hedgerows. With an approved scheme of native species hedgerow planting secured by planning condition, the proposed development will be visually acceptable in any views from public areas and will have an acceptable harmful impact on the visual amenities of the locality. The application is in accordance with the relevant Government guidance in the NPPF (2019) or the policies in the adopted Maidstone Borough Local Plan (2017). The grant of planning permission is recommended subject to the conditions set out.		
REASON FOR REFERRAL TO COMMITTEE Application referred to the planning committee by Staplehurst Parish Council for the reasons set out at paragraph 5.01 of this report.		
WARD Staplehurst	PARISH/TOWN COUNCIL Staplehurst	APPLICANT Mr & Mrs Barrie Alder AGENT Mrs Vicky Bedford (Bloomfields)
TARGET DECISION DATE 28/08/2020		PUBLICITY EXPIRY DATE 17/06/2020

Relevant Planning History

- 19/501764/FULL - Change of use of the existing stable building for use as a holiday-let. Approved 12/06/2019 (NB: Although the applicant's description of the development was for a single holiday let unit, the submitted plans which take precedent over the applicant's description, showed two self-contained holiday let units) (The building, that was the subject of this permission is on the same footprint as the currently proposed replacement building).
- 18/503022/FULL - Change of use of the existing rural building to a holiday let, with associated alterations to fenestration. Approved 15.08.2018 (This former hay barn is located 12 metres to the south of the current application site)

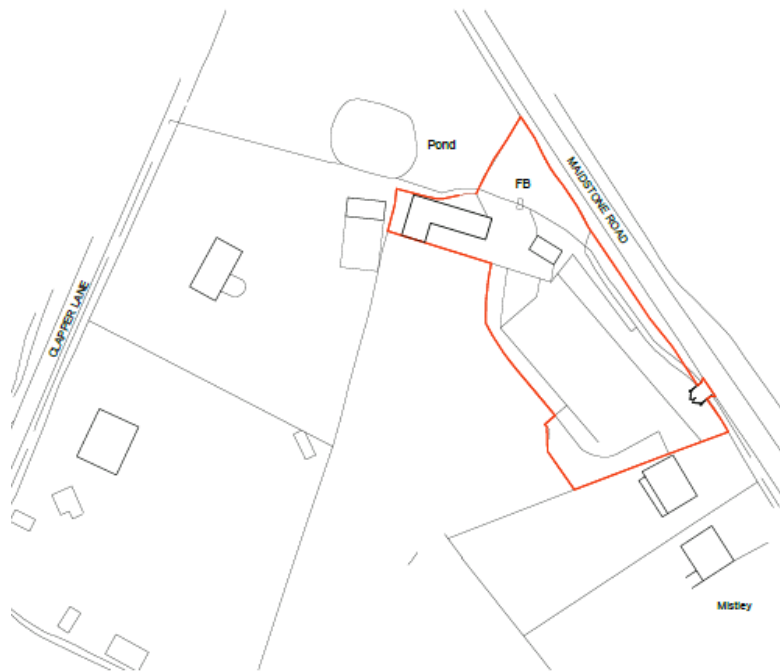
MAIN REPORT

1 DESCRIPTION OF SITE

20 August 2020

- 1.01 The planning application relates to an equestrian/agricultural site, on the south west side of, and accessed from Maidstone Road (A229). The site is located outside of any designated settlement and in the countryside with Staplehurst Station located 0.9 miles to the south of the site.
- 1.02 The site is within Flood Zone 3 as indicated on the Environment Agency's Flood Map. TPO No.3 of 2013 protects an area of woodland to the northwest of the site and there appear to be a number of significant trees around site boundaries.
- 1.03 In relation to the intended holiday let use, the site is close to Sissinghurst Castle, Leeds Castle and the county town of Maidstone and is accessible to a number of footpaths and bridleways in the area.
- 1.04 The postal address for the site is Birch Cottage (formally Faith Cottage), which is accessed from Clapper Lane as opposed to Maidstone Road. Whilst it has not operated for some time the former use of the wider site was for the keeping of horses and as a sand school, with the existing equestrian buildings on the redundant.

Current site location plan



- 1.05 The site benefits from existing natural screening in the form of the existing trees and shrubs along the north eastern boundary of the site, in the form of the existing trees and shrubs. A boundary hedge is also located on the western side of the application site, providing separation from Faith Cottage.
- 1.06 The element of the application site where the replacement building is proposed was previously occupied by a stable building and former hay barn. Planning permission was granted last year for conversion and alteration of the existing stable building and attached barn to enable the buildings to be used as two holiday-lets, under reference 19/501764/FULL.

- 1.07 Planning permission was also approved for the conversion of the separate detached barn for use as a single holiday let, under reference 18/503022/FULL. This barn will be demolished as part of the current proposal.

2. PROPOSAL

- 2.01 The application seeks to replace a demolished stable building and barn which previously had permission for use as two holiday lets with a replacement building to be used as a single holiday let.
- 2.02 The proposal also includes the demolition of a detached barn, which also currently has an extant permission in place for use as a holiday let.

3. POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough Local Plan 2017:
SS1 - Maidstone borough spatial strategy
SP17 – Countryside
SP21 – Economic Development
DM1 – Principles of good design
DM3 – Natural Environment
DM8 – External Lighting
DM30 – Design principles in the countryside
DM38 – Holiday caravan and camp sites
- Maidstone Landscape Character Assessment
- Staplehurst Neighbourhood Plan 2016 (as updated June 2020):
Policies PW2, PW4
- The National Planning Policy Framework (NPPF):
Section 12 – Achieving well-designed places
Section 15 – Conserving and enhancing the natural environment

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 No objections received

5. CONSULTATIONS

Staplehurst Parish Council

- 5.01 Objection and recommend refusal for the following reasons
- Highway safety – access is unsafe on to A229 with a 60mph speed limit.
 - Policy DM31 no longer applies as the current application is for a new build
 - No business plan for the holiday let has been submitted
 - If minded to approve the holiday let should be tied to the main dwelling.

Environmental Health

- 5.02 No objection. Applicant should be provided with the Mid Kent Environmental Code of Development Practice.

KCC Highways

- 5.03 No objection. The quantum of movements associated with the extant use would not be greater than the proposed use. The proposals would not result in any intensification of movements through the existing site access.

MBC Landscape

- 5.04 No objection subject to a pre-commencement condition requiring tree/hedge protection details in accordance with the current version of BS5837. This should include consideration of existing trees/hedges and areas of proposed new soft landscaping in relation to demolition, removal/replacement of existing surfaces and any other ancillary development associated with the site.

6. APPRAISAL

Main Issues

- 6.01 The key issues for consideration relate to:

- Principle
- Character and Appearance
- Neighbouring Amenity
- Highways
- Flooding

Principle

- 6.02 Government guidance in the National Planning Policy Framework (NPPF) (2019) states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. The NPPF advises that planning policies should enable sustainable rural tourism and leisure developments which respect the character of the countryside.
- 6.03 The NPPF advises that planning decisions should recognise that sites to meet local business needs in rural areas may have to be adjacent to, or beyond existing settlements, and in locations that are not well served by public transport. The NPPF states that in these circumstances it will be important to ensure that development is sensitive to its surroundings and does not have an unacceptable impact on local roads.
- 6.04 Policy SP21 of the adopted Maidstone Borough Local Plan is supportive of proposals for the expansion of existing economic development premises in the countryside, including tourism related development. This support is on the basis that the scale and impact of the development is appropriate for its countryside location.
- 6.05 Local Plan policy DM37 sets out circumstances where planning permission will be granted for the sustainable growth and expansion of rural businesses in the rural area. These circumstances include where new buildings are an appropriate scale for the location and can be satisfactorily integrated into the local landscape. A proposal should not result in unacceptable traffic levels on nearby roads. New development should not result in an unacceptable loss in the amenity of the area, particularly with regard to the impact on nearby properties and the appearance of the development from public roads.
- 6.06 Local Plan policy DM38 states that proposals for sites for the stationing of holiday caravans and/or holiday tents outside of the defined settlement boundaries will be permitted in certain circumstances. These include where the proposal would not result in an unacceptable loss in the amenity of the area, particularly with regard to the impact on nearby properties and the appearance of the development from public

roads. The site is required to be unobtrusively located and well screened by existing or proposed vegetation and landscaped with indigenous species. The policy states that a holiday occupancy condition will be attached to any permission, preventing use as a permanent encampment.

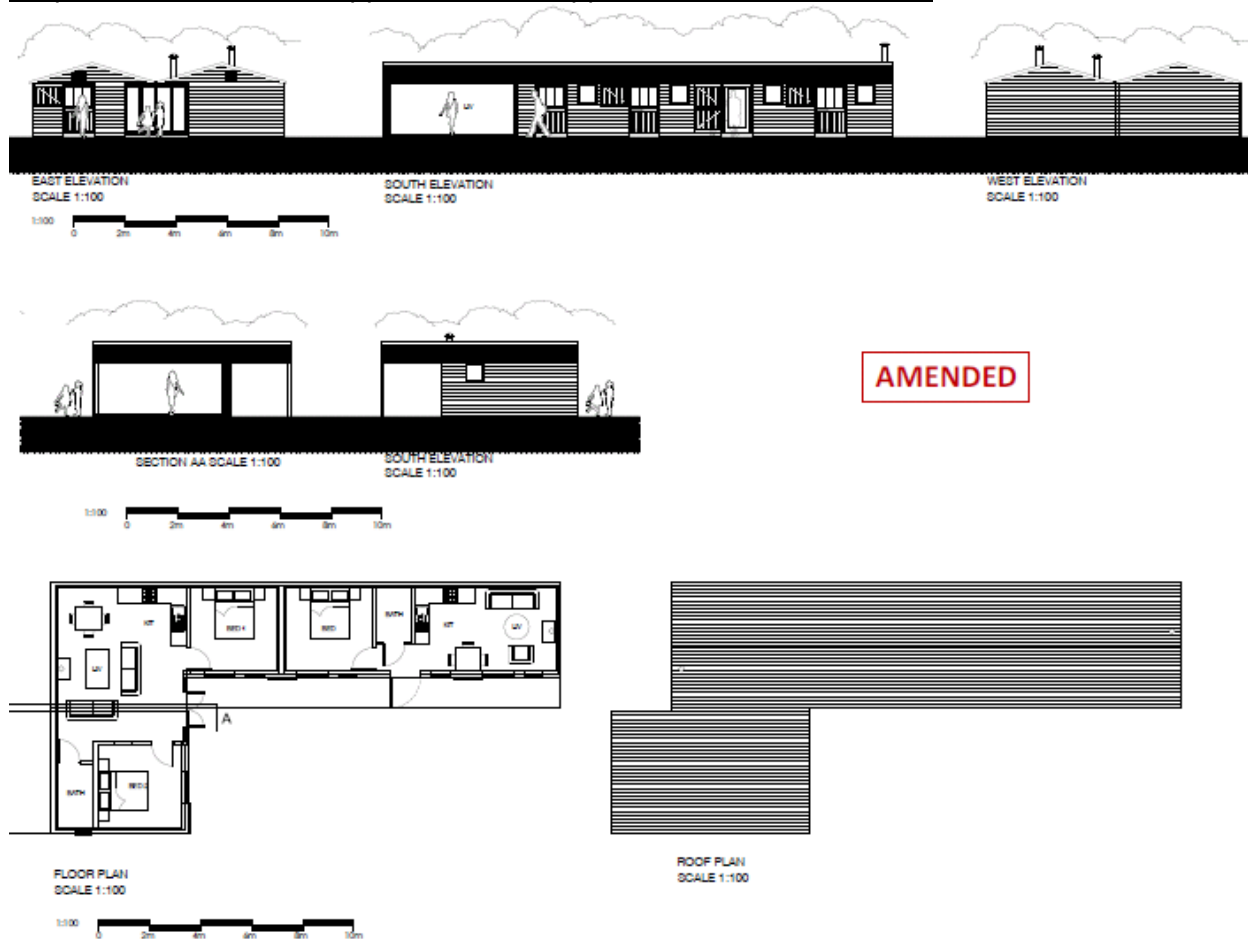
- 6.07 Whilst the application site is outside a defined settlement boundary, the site is located less than a mile from Staplehurst Railway Station. Staplehurst is a designated rural service centre in the adopted Local Plan (just below Maidstone Urban Area in the sustainability hierarchy) and provides a range of key services and with good public transport connections to Maidstone and other retail centres.
- 6.08 Policy PW2 of the Staplehurst Neighbourhood Plan States "Proposals for new development in the countryside beyond the extended village envelope will be assessed in terms of the potential impact of the development upon the visual setting and landscape features of the site and its surroundings, the potential impact upon the biodiversity of the area and other relevant planning considerations, such as the impact of traffic and noise. Proposals which fail to demonstrate these impacts can be satisfactorily addressed will not be supported".
- 6.09 In summary, holiday/tourism related development in the rural areas of the borough is generally supported by both national and local planning policy subject to a number of other criteria that are considered below.

Character and Appearance

- 6.10 Local Plan policy SP17 seeks to prevent harm to the character and appearance of the countryside. Policy DM30 requires, amongst other things, that the type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features; that impacts on the appearance and character of the landscape will be appropriately mitigated and that any new buildings should, where practicable, be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation reflecting the landscape character of the area.
- 6.11 The planning permission under reference 19/501764/FULL involved the conversion of the stable block, store and tack room that existed at that time on the site into a holiday let use. The approved plans for the conversion are provided on the next page.
- 6.12 Following the start of the conversion works to implement the permission under reference 19/501764/FULL, issues with the building structure were discovered and the building that was set to be converted had to be demolished.
- 6.13 The previously approved conversion proposal retained the original timber panelled walls with a tiled roof, replacement stained timber windows and stained timber doors. The current proposal uses the same external facing materials as previously approved.
- 6.14 The current planning application seeks to erect a replacement building on the same site, to be used for the same use as previously approved, as a holiday let. The proposed replacement building is slightly smaller in footprint than the demolished building that was previously on the application site. The currently proposed plans are provided at the top of the following page.
- 6.15 The proposed building is in a location that is screened by existing vegetation with the proposed building smaller in footprint than the previous building. In addition the

proposal now involves a single holiday let unit when the earlier approved proposal provided two units.

Proposal for conversion approved under application 19/501764/FULL

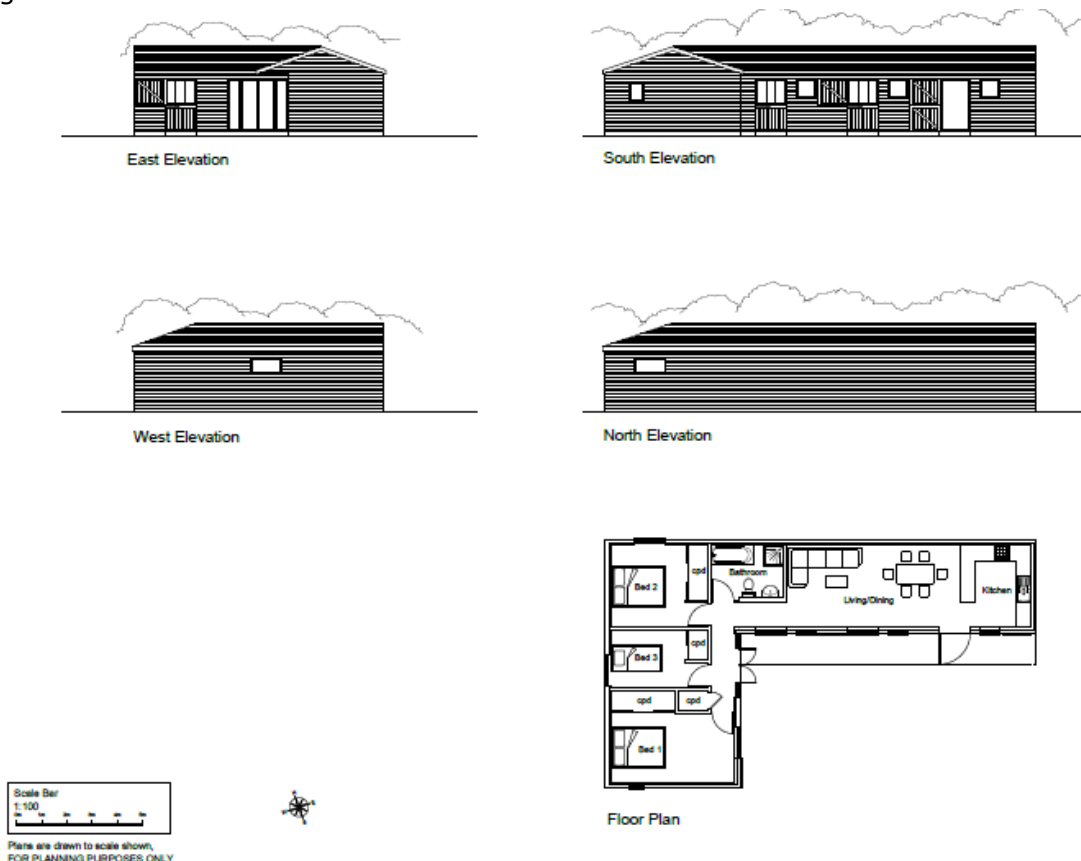


- 6.16 In summary, it is concluded that the proposal is acceptable in relation to visual landscape harm due to the modest scale of the proposal, the enclosed nature of the site well screened in views from the surrounding area by existing trees and hedgerows with the proposal found to be in accordance with policies DM37 and DM38.

Residential amenity

- 6.17 The proposed holiday let is located at least 80 metres away from the main dwelling on site, as such it is not considered capable of impacting upon what is now known as 'Birch Cottage'. No fenestration is proposed on the elevation closest to the existing holiday let.
- 6.18 The proposal will not have any significant impact on residential amenity including in terms of noise and disturbance. The proposal is of modest scale in terms of the use and the buildings (a single holiday let), the building is separate and screened with existing trees and hedgerow planting.

Currently proposed plans



Access, parking and traffic

- 6.19 Policy DM30 states that proposals must not result in unacceptable traffic levels on nearby roads; unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance or the erosion of roadside verges.
- 6.20 The potential vehicle movements associated with the previously approved proposal for two holiday let units would be greater than the current proposal. In turn the vehicle movements associated with the two holiday let units would be similar to the use of the former original hay barn use.
- 6.21 The current proposal does not involve the alteration of the existing site access arrangements. The proposal provides sufficient space for parking and manoeuvring to allow site access and egress in a forward gear. above, it is submitted that the proposal will not result in any adverse transport impacts or result in "*an unacceptable impact on highway safety*", in accordance with paragraph 109 of the NPPF and local policy DM1.
- 6.22 The use and the access arrangements on to Maidstone Road have been considered by the local highways authority and have been found to be acceptable including in relation to highway safety.

Ecology

- 6.23 The NPPF seeks to protect and enhance biodiversity, with paragraph 174 b) stating that plans should "*promote the conservation, restoration and enhancement of priority*

habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

- 6.24 *Given the context of the current application proposing a building on the site of a previously recently demolished, it is considered that an ecology survey is not necessary. The application does include (if required) integrated biodiversity enhancements such as bat and bird boxes and new landscaping. A planning condition is proposed to secure these enhancements.*

Flooding

- 6.25 The application site is located within Flood Zones 3. The applicant has submitted a detailed flood risk assessment. The Local Plan states that all development should adequately address the issues of flooding and this is supported by paragraph 163 of the NPPF, which states that Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding, where development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed.
- 6.26 The Flood Risk Assessment recognises the benefits in terms of the reduction in built footprint that the current proposal will bring. Following the previous approval the application site has a new postal address which is separate to Faith Cottage and the two sites are now separated by a hedge. The replacement building will make use of water resilient materials to offer mitigation to the risk of flooding sources at the site. The Flood Risk Assessment concludes that the proposed development is considered to be suitable, assuming appropriate mitigation is maintained, including adequate warning procedures, for the lifetime of the development.

Other Matters

- 6.27 The comments from the Parish Council seek a restriction linking the holiday let to Faith Cottage. There is no planning justification provided by the Parish Council and it is considered that such a restriction would not meet the statutory tests.
- 6.28 The Parish Council also refer to the lack of a business plan. There is no requirement for the submission of a business plan in adopted policy and the current proposal is a reduction on the previously approved development for two units. The applicant has set out the benefits of the location in relation to local tourist attractions. In this context and for these reasons it is considered that a business plan is not required.
- 6.29 The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after. An informative is recommended highlighting the CIL charge to the applicant.

PUBLIC SECTOR EQUALITY DUTY

- 6.30 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 Government guidance in the NPPF and adopted Local Plan policies are generally supportive of holiday/tourism related development in rural areas. In the case of the current proposal, the proposed holiday let is modest in scale, both in terms of the single unit, the size of the building and the number of guests that could be accommodated on the site.
- 7.02 The site is screened from public views by existing trees and hedgerows. With an approved scheme of native species hedgerow planting secured by planning condition, the proposed development will be visually acceptable in any views from public areas and will have an acceptable harmful impact on the visual amenities of the locality.
- 7.03 The application is in accordance with the relevant Government guidance in the NPPF (2019) or the policies in the adopted Maidstone Borough Local Plan (2017). The grant of planning permission is recommended subject to the conditions set out below.

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: 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 and documents:
Application for planning permission
01 Site Location Plan
03 Proposed Block Plan
04 Proposed Building Plans and Elevations
Flood Risk Assessment
Planning Statement
Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers and the visual amenity of the area.
- 3) The external facing materials to be used in the construction of the external surfaces of the building hereby approved shall be as stated upon the submitted application form and shall be maintained as such
Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity.
- 4) The development hereby approved shall not commence until details of tree protection in accordance with the current edition of BS 5837 have been submitted to and approved in writing by the local planning authority. All trees to be retained must be protected by barriers and/or ground protection. No equipment, plant, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires

lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- 5) Before the holiday let accommodation hereby approved is first occupied, a detailed landscaping scheme for the site comprising native species planting, including details of the new hedgerow planting shall have been submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme that is in accordance with the Council's Landscape Character Guidelines shall include details of species, plant sizes and proposed numbers and densities. A plan for the long term maintenance of the landscaping scheme shall also be included in the details submitted. The approved landscaping scheme shall be implemented by the end of the first planting season following the first occupation of the tourist lodges. Any trees or plants which within a period of five years from the implementation of the approved landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: In the interests of the visual amenities of the area and the setting of the completed development.

- 6) Before the holiday let accommodation hereby approved is first occupied details of the surfacing materials to be used in the construction of all new hardsurfacing within the site, including the new accessway, parking spaces and pathways shall have been submitted to and approved in writing by the Local Planning Authority. The new hardsurfacing shall comprise permeable material. The new hardsurfacing shall be carried out in accordance with the approved details before the first occupation of the accommodation and maintained as such

Reason: In the interests of the visual amenities of the area and the setting of the completed development.

- 7) The accommodation hereby permitted shall only be used for bona fide holiday accommodation purposes and shall only be occupied continuously by any persons for a period not in excess of 28 days and there shall be no return within a period of 3 months.

Reason: To prevent permanent residential development in the open countryside in the interests of sustainable development.

- 8) Prior to the first occupation of the tourist lodges a management plan shall be submitted to and approved in writing by the Local Planning Authority, the management plan including full contact details (name, address, phone number and email) of a named person responsible for the administration of the booking for the approved accommodation, with the local planning authority informed of any change to these details for the lifetime of the development.

Reason: To prevent permanent residential development in the open countryside in the interests of sustainable development.

- 9) A written record of all lettings shall be kept and maintained by the named individual set out in the preceding condition in terms of the management plan and made available for inspection by the Local Planning Authority at their reasonable request;

Reason: To prevent permanent residential development in the open countryside in the interests of sustainable development.

- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted development) (England) Order 2015 (as amended) (or any order revoking and/or re-enacting that Order with or without modification), no further development, other than that shown on the approved plan, shall take place within the site;

Reason: In the interests of the amenities of the occupiers of neighbouring residential properties, visual amenity and the character and appearance of the open countryside location.

- 11) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light sources away from the woodland area and adjacent existing residential accommodation so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter; Reason: In order to safeguard the night-time rural environment, the ecological interests of the locality, and residential and local amenity generally.

- 12) The development hereby approved shall not commence above slab level until details of a scheme for the enhancement of biodiversity on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the enhancement of biodiversity through integrated methods into the design and appearance of the development by means such as swift bricks, bee bricks, bat tube or bricks. The approved measures shall be implemented in accordance with the approved details prior to first occupation of any of the units and all features shall be maintained thereafter.

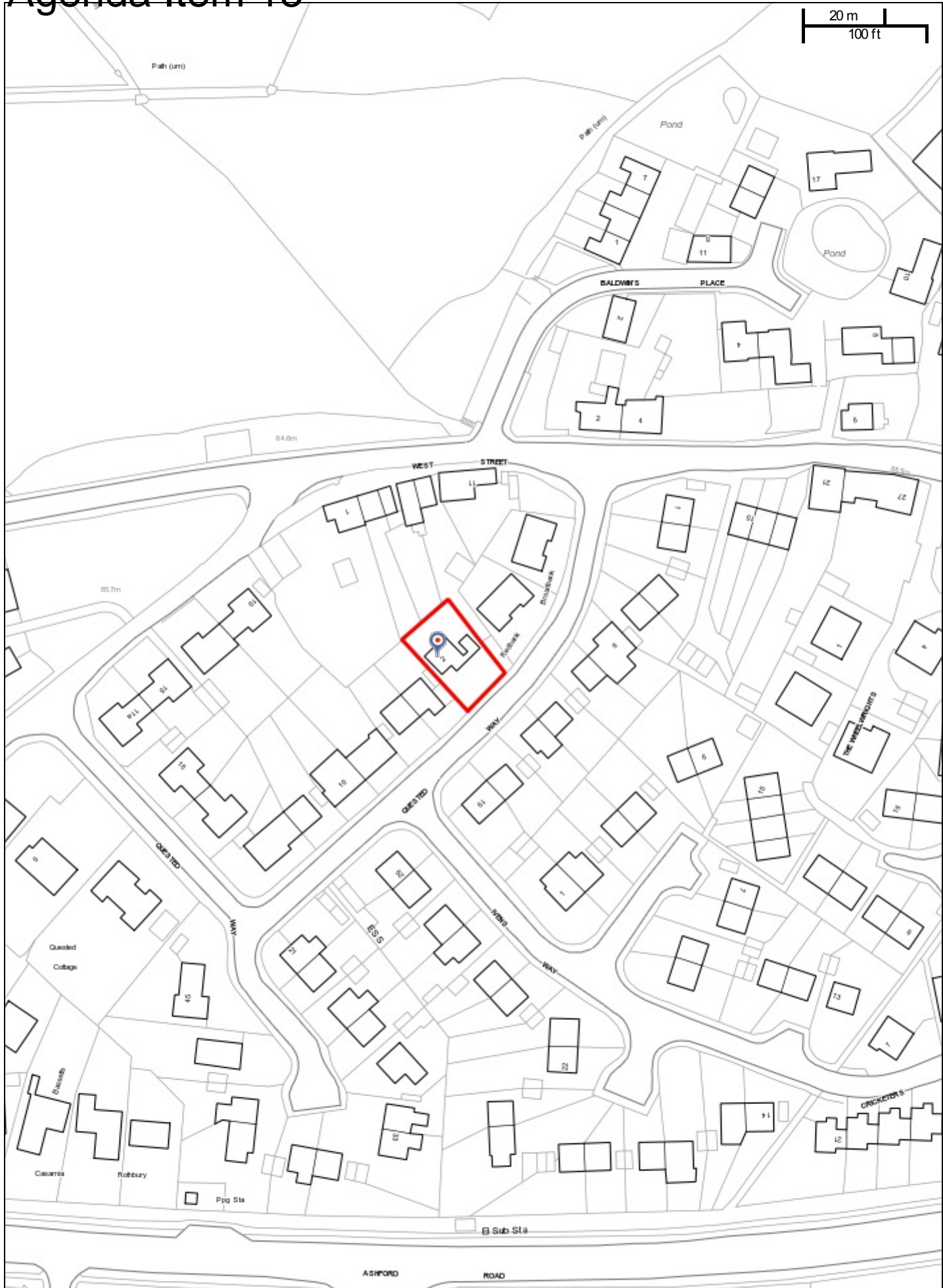
Reason: To protect and enhance the ecology and biodiversity on the site in the future.

Informative

- 1) The applicant is advised that the proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

Case officer: William Fletcher

Agenda Item 15



20/502706/FULL - 2 Quested Way

Scale: 1:1250

Printed on: 11/8/2020 at 17:06 PM by StevieH

REFERENCE NO - 20/502706/FULL		
APPLICATION PROPOSAL Demolition of existing garage and front extension. Erection of two storey side extension and single storey front extension.		
ADDRESS 2 Quested Way Harrietsham Maidstone Kent ME17 1JG		
RECOMMENDATION GRANT PERMISSION SUBJECT TO CONDITIONS		
SUMMARY OF REASONS FOR RECOMMENDATION Does not adversely impact upon residential amenity, the character of the existing dwelling or wider street scene. The application is a resubmission of a previously approved application considered under the same local plan and planning policies and there are no reasonable grounds for refusal.		
REASON FOR REFERRAL TO COMMITTEE APPLICANTS ARE BOROUGH COUNCILLORS		
WARD Harrietsham And Lenham	PARISH/TOWN COUNCIL Harrietsham	APPLICANT Mr & Mrs Thomas & Janetta Sams AGENT Home Design Network Ltd.
TARGET DECISION DATE 20/08/20		PUBLICITY EXPIRY DATE 17/07/20

Relevant Planning History

17/502457/FULL

Demolition of existing garage and front extension, erection of new two storey side extension and single storey front extension, and addition of Shiplap cladding to first floor elevations.

Approved Decision Date: 22.08.2017

75/0702

Study, w.c. and garage extension as amended by plans received 04/08/75

Approved Decision Date: 06.08.1975

Enforcement History:

None

Appeal History:

None

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The application site is located on Quested Way, Harrietsham approximately 50m southwest of the junction with West Street. Harrietsham is defined as a 'rural service centre' within the Maidstone Borough Local Plan (2017).

- 1.02 Quested Way is comprised mostly of two-storey semi-detached dwellings sharing a similar style, though there are two modern detached buildings towards the junction with West Street and a number of bungalows close to the junction of Hook Lane.
- 1.03 The site comprises a detached two-storey dwelling with a flat roofed integral garage set forward of the main building line. The main dwelling itself is set back from common building line of the adjacent properties.

2. PROPOSAL

- 2.01 The proposal is for the demolition of the existing garage and front extension, and the erection of a single-storey front extension and a two-storey side extension.
- 2.02 The single-storey front extension would have a width of 10.3m and a depth of 1.8m, it will have a mono-pitched roof with a gable porch canopy. The eaves height will be 2.6m with a height of 3.3m at the porch canopy ridge and where it meets the wall of the existing dwelling, and a height of 3.5m where it meets the external wall of the proposed side extension.
- 2.03 The two-storey side extension would have a width of 9.3m and a depth of 3.4m, it will have a gable-end roof which joins onto the existing roof at a perpendicular angle to it. The proposed roof will measure 5.25m at the eaves and an overall height of 6.7m
- 2.04 The first floor of the property and extension will be cladded in a weatherboard style.
- 2.05 Upon reviewing the submitted plans, it is apparent that the proposal is exactly the same as 17/502457/FULL which was approved by committee on 22.08.2017. All 19 plans submitted with 17/502457/FULL have been resubmitted with this application, their references, and dates (from 2017) are unchanged.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan (2017) Policies DM1, DM9, DM23
Maidstone Local Development Frameworks: Residential Extensions –
Supplementary Planning Document (2009)
National Planning Policy Framework (NPPF) Section 12

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 No representations received from local residents

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

Harrietsham Parish Council

- 5.01 'Harrietsham Parish Council has no objection to this planning application.'

6. APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Impact upon the residential amenity of neighbouring occupiers
- Impact upon the application property
- Impact upon the character of the area
- Impact upon highway safety and parking

Impact upon the residential amenity of neighbouring occupiers

6.02 Policy DM1 of the Maidstone Borough Local Plan (2017) advises that proposals which meet the following criteria (inter alia) will be permitted

6.03 *'Respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties'*

6.04 The proposed two-storey side extension is to be located on the north east side of the host dwelling and will be sited closest to the neighbouring property of Redbank. It will be sited approx 2m from the boundary line with Redbank and 7m from the flank wall of the property.

6.05 The proposed side extension does not protrude forward of the common building line with Redbank and the only adjacent facing doors/windows are at the ground floor. There are no adjacent facing windows on the flank wall of Redbank.

6.06 The proposed single-storey front extension would be set back from the common building line and does not protrude forward of No.4 Quested Way. There are no adjacent facing windows in the proposed front extension which would overlook or cause issues with privacy.

6.07 Given the details above, I am satisfied that the proposal would not cause harm to the residential amenity of neighbouring occupiers.

Impact upon the application property

6.08 The application property was constructed in the 1960's as a simple square shaped two-storey dwelling with a shallow pitched roof. In 1975 permission was granted for the single-storey flat roof front/side extension and garage which are to be demolished as part of this application.

6.09 The proposed single-storey front extension is a reduction in depth compared to the existing front extension, but it will run the width of the property and proposed side extension. The gable-end porch canopy relates well to the existing roof form and the proposed matching materials of brickwork will ensure that the front extension is a harmonious addition and does not dominate the original form.

6.10 The proposed two-storey side extension will be set back from the original dwelling at the first floor and has a lower roof ridge. It is comprised of a shallow pitched roof

at the perpendicular to the main dwelling and is in keeping with the existing roof form.

Impact upon the character of the area

- 6.11 The section of Quested Way close to the site is comprised of two-storey semi-detached dwellings of two main designs, a face brickwork ground floor and either a rendered or weatherboard clad first floor. Redbank and Broadbank to the north are more modern detached two-storey dwellings built after 1990 and are comprised of a face brickwork ground floor and hanging tile first floors.
- 6.12 The proposed front extension is a reduction in depth from the current and does not project beyond the common building line. The matching materials and complimentary roof form to the existing dwelling would ensure that the proposed extension does not appear obtrusive within its setting.
- 6.13 Aside from the two more modern properties, the application site is uniquely detached and smaller than the other semi-detached dwellings within the vicinity. In that respect the side extension would not make the dwelling appear overwhelming and would be absorbed well into the streetscene.
- 6.14 The proposed cladding at the first floor is a design aspect that is replicated within the streetscene and its use here is considered to be complimentary to it.

Impact upon highway safety and parking

- 6.15 Policy DM23 of the Maidstone Borough Local Plan recommends that for 4+ Bedroom houses that 2 independently accessible spaces should be provided at a minimum.
- 6.16 There is currently a driveway at the site which is large enough to accommodate at a minimum 2 average sized vehicles not including the existing garage.
- 6.17 The proposed plans will not reduce the available driveway space and there will remain available space for 2 average sized vehicles to be parked safely off road.

Biodiversity

- 6.18 Policy DM1 of the local plan sets out at point viii that proposals should 'protect and enhance any on-site biodiversity and geodiversity features where appropriate, or provide mitigation.' Due to the nature of the proposal and the existing residential use of the site, it is not considered appropriate/necessary to require any ecological surveys. However, when considering the type of development proposed, it is considered appropriate to attach a condition requesting the submission of details of on-site mitigation measures which can be provided in the form of swift bricks, bat tube or bricks, or through provision within the site curtilage of measures such as bird boxes, bat boxes bug hotels, log piles and hedgerow corridors. This is not a condition that was attached to the previous permission, but increased emphasis has been placed on biodiversity in government guidance since 2017.

Previous Application

- 6.19 As noted elsewhere in my report, this application is a resubmission of the approved application 17/502457/FULL which is due to lapse on 22.08.20. It is therefore surmised that this application's purpose is to extend the existing permission beyond its expiry date.
- 6.20 The previous application was determined under the same local plan and there have been no changes to policy since the previous decision. As such there would be no reasonable grounds for refusal of this resubmission.

PUBLIC SECTOR EQUALITY DUTY

- 6.21 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 For the reasons set out in my report, I find that the proposed development is in keeping with local and national planning policies and therefore recommend it for approval.

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: 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 materials to be used in the construction of the external surfaces of the building(s) hereby permitted shall match those used in the existing building;

Reason: To ensure a satisfactory appearance to the development.

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

Existing Ground Floor Plan - Drawing Number 0182.1
Existing Block Plan - Drawing Number 0182.10
Proposed Ground Floor Plan - Drawing Number 0182.11
Proposed First Floor Plan - Drawing Number 0182.12
Proposed Loft Floor Plan - Drawing Number 0182.13
Proposed Front Elevation (South East) - Drawing Number 0182.14
Proposed Rear Elevation (North West) - Drawing Number 0182.15
Proposed Side Elevation (North East) - Drawing Number 0182.16
Proposed Rear Elevation (South West) - Drawing Number 0182.17
Proposed Roof Plan - Drawing Number 0182.18
Proposed Block Plan - Drawing Number 0182.19
Existing First Floor Plan - Drawing Number 0182.2
Existing Loft Floor Plan - Drawing Number 0182.3
Existing Front Elevation (South East) - Drawing Number 0182.4
Existing Rear Elevation (North West) - Drawing Number 0182.5
Existing Side Elevation (North East) - Drawing Number 0182.6
Existing Side Elevation (South West) - Drawing Number 0182.7
Existing Roof Plan - Drawing Number 0182.8

All received 19.06.20

Reason: To clarify which plans have been approved.

- 4) The development hereby approved shall not commence above slab level until, details of a scheme for the enhancement of biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through either integrated methods into the design and appearance of the dwelling by means such as swift bricks, bat tube or bricks, or through provision within the site curtilage such as bird boxes, bat boxes bug hotels, log piles and hedgerow corridors. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

Case Officer: Stevie Harper



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REFERENCE NO 20/500269/FULL		
APPLICATION PROPOSAL Erection of 1no. 4 bedroom detached dwelling with associated amenity (Resubmission of 19/503872/FULL).		
ADDRESS Land South of South Cottage High Street Staplehurst Kent TN12 0BH		
RECOMMENDATION Grant Planning Permission subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal has overcome the reasons for refusal of the previous schemes. The proposal for a single dwelling of an appropriate scale and siting would now on balance, result in a form of development that would have an acceptable impact on the setting of the neighbouring listed buildings and the conservation area. As such, the proposal is acceptable with regards to the relevant provisions of the development plan, the NPPF and all other material considerations and there are no material considerations that would indicate a refusal of planning permission.		
REASON FOR REFERRAL TO COMMITTEE Staplehurst parish Council have objected to the proposal and referred it to committee based on the lack of parking provision and because the proposed design and materials are unsympathetic to the setting and the proposed development would adversely affect the adjacent heritage assets. The difference in level between the highway and the property would make construction access very difficult and block the path on which many people, including those with limited mobility, relied.		
WARD Staplehurst	PARISH/TOWN COUNCIL Staplehurst	APPLICANT Mr Nigel Senington AGENT Kent Design Studio Ltd
TARGET DECISION DATE 06/04/21		PUBLICITY EXPIRY DATE 04/03/20

RELEVANT PLANNING HISTORY

15/506419/FULL - Erection of a pair of semi-detached houses. Refused and dismissed at appeal 29.10.2015

The Inspector concluded that *'the scheme would result in harm to the setting of adjoining listed buildings (North and South Cottages and Nos 1 & 2 Little Loddenden) and it would fail to either preserve or enhance the character of the Staplehurst Conservation Area. The proposals would fail to protect or enhance the historic environment.'*

14/0791 - An application for the erection of 2 two-bedroom houses. Refused 29.08.2014

01/0350 - Erection of 2 no. Detached dwellings with integral double garage. Refused 30.04.2001

01/0293 - Erection of 1 no. Detached dwelling with integral double garage. Refused 09.05.2001

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The application site relates to a parcel of land (approximately 20m x 27m) on the east side of the High Street in the centre of Staplehurst. The site does not have vehicular access onto the main road, which is set at a higher level, and there is pavement and grassed bank between.
- 1.02 There are Grade II listed houses immediately to the north and south and mature trees within the grounds of Loddenden Manor, a Grade 11* listed building to the east. The site falls within the Staplehurst Conservation Area. The site comprises open grassland and the site is open to the pavement at the front. The remaining three boundaries of the site are all enclosed with close board timber fencing.

2. PROPOSAL

- 2.01 Permission is sought for the erection of a single dwelling (three most recent applications were for two dwellings).
- 2.02 The dwelling is set back approx. 6m from the front boundary and set approx. 4.8m within the plot from the northern boundary, and approx. 4.4m from the southern boundary. The dwelling would sit approx. 9.5m from the flank elevation of South Cottage, and approx. 9m from the flank elevation of Little Loddenden.
- 2.02 The dwelling is 2 storeys in height, with traditional development approach of brick and facing tile facades, clay pitched roofs and traditional details such as club tiles and a chimney. The main roof is pitched with a gable to one side and a catslide to the other.
- 2.03 The existing mature trees to the eastern boundary at the rear of the site are retained with additional planting along the principal elevation towards the High Street.
- 2.04 The site shows a pedestrian access to the front of the dwelling, with no on site parking provided.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017 SS1, SP5, SP10, SP18, DM1, DM4, DM23
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Staplehurst Neighbourhood Plan 2016 (as updated June 2020): PW4

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 12 representations received from local residents raising the following (summarised) issues:
- A new build between two Grade II cottages is unacceptable and would cause harm to the heritage assets.
 - The proposed dwelling would be aesthetically as well as practically objectionable and out of place and would significantly detract from the character of the immediate surroundings.
 - The changes to the previous refusals are immaterial
 - The proposed house would significantly reduce the natural light to, and overlook the neighbouring property.
 - There are Great Crested Newts in the area and they may be affected by building works.
 - Parking provision is insufficient and would affect that available for local businesses.
 - The site is considerably lower than the road.
 - Traffic the proposal would generate and impact on highway safety
 - Loss of trees and important landscape features.
 - The social and economic benefits of the proposal are small.
 - The building works necessary would impact the flow of traffic through the village.
 - There is no room on either the site for which the new-build is proposed, nor the surrounding area to support building work of any kind - the site is lower than the pedestrian pathway and the A229 roadway, and so access ramps would need to be introduced, thereby blocking the pedestrian access to the central amenities of the village.
 - The footpath is heavily used by the village residents in all directions, particularly mothers with pushchairs and prams, and by the inhabitants of the Leonard

Cheshire Home a few hundred yards beyond the proposed site, whose wheelchairs and mobility devices rely heavily on this footpath.

Staplehurst Parish Council

- 4.02 Object to the application and recommend refusal and referral to the planning committee if officers are minded to approve. The objections to the previous application 19/503872 applied equally to the new application.
- 4.03 Parking provision contravened the standards set out in Local Plan policy DM23. They contested the availability of parking courts and rentable garages and commented on the parking restrictions that applied in the immediate area.
- 4.04 Highlighted as incorrect the statement about the presence of a NatWest bank and coffee shop at the Parade.
- 4.05 Councillors endorsed the objections raised by the Conservation Officer, commenting that the proposed design and materials were unsympathetic to the setting and the proposed development would adversely affect the adjacent heritage assets, in contravention of Local Plan policy DM4 and Staplehurst Neighbourhood Plan policy PW4.
- 4.06 Councillors agreed to resubmit photographic evidence of the difference in level between the highway and the property, which would make construction access very difficult and block the path on which many people, including those with limited mobility,

5. CONSULTATIONS

Conservation Officer

- 5.01 No objection subject to planning conditions.
- 5.02 The scale and character of the proposed house has responded to earlier objections and advice and is now more modest and appropriate to its context. In my view it would not overly detract from or dominate the adjacent listed buildings, and the slight set back would allow for views to their respective end elevations.
- 5.03 *I note that the application form proposes closed boarded fencing to the boundary, although the plans suggest hedges at the perimeter of the site. Close boarded fencing to the front boundary would be particularly inappropriate in this location, and I would encourage the inclusion of trees, shrubs or landscaping to soften the impact of the house in the conservation area.*
- 5.04 *To ensure the quality of the proposed building is upheld I recommend the details of external materials, doors, windows and boundary treatments are conditioned.'*

Kent Highways

- 5.05 No objection
- 5.06 *The proposal does not offer any off-street parking space. However, due to parking restrictions on the A229 and the fact that the additional demand for parking spaces is minimal, there is no anticipated highway safety issue.*
- 5.07 *Furthermore, the site is located in a sustainable location with good access to public transport links and local amenities. Having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority.'*

Environmental Protection

- 5.08 No objections subject to the imposition of conditions.

Kent Archaeologist

- 5.09 No objection subject to the imposition of conditions.

Kent Ecology

- 5.10 No objection subject to planning conditions.
- 5.11 There is a known population of Great Crested Newts (GCN) which exists close to the development site and could potentially commute and forage within the site. *'However, as stated within the updated ecology report (and corroborated with imagery available to us), the site is maintained to the point where it is unlikely that any potential habitat for GCN exists. We stress that the site must continue to be maintained, i.e. regularly mown, until development works commence (should planning permission be granted)*
- 5.12 *In alignment with paragraph 175 of the National Planning Policy Framework 2019, the implementation of enhancements for biodiversity should be encouraged. We note that the landscaping plan features native hedging and trees, which are supportive of. We advise that, for the scale and type of development, the provision of native vegetation is sufficient to entail ecological enhancements. As such, we advise that the current landscaping proposals are secured via an attached condition should planning permission be granted.'*

6. APPRAISAL

Main Issues

- 6.01 The key issues for consideration relate to:

- Principle of development
- Visual and heritage impacts
- Amenity impact
- Highways and parking impact
- Ecology

Principle of Development

- 6.02 Paragraph 10 and 11 of the NPPF sets out that at the heart of the document is the presumption in favour of sustainable development and for decision making this means approving development proposals that accord with the development plan without delay.
- 6.03 Policy SS1 of the local plan states that outside of the town centre and urban area, rural service centres are considered the most sustainable settlements in the Maidstone settlement hierarchy. For the purposes of the Local Plan, Staplehurst is a rural service centre. Policy SP5 and SP10 provide that minor residential infilling in such locations is acceptable.
- 6.04 The broad principle of development is therefore acceptable subject to the detailed impacts of the proposal.

Visual and Heritage Impact

- 6.05 Paragraph 124 of the NPPF states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'
- 6.06 Local Plan Policy DM1 seeks to achieve high quality design in all development proposals, and to achieve this, the Council expects proposals to positively respond to, and where appropriate enhance the character of their surroundings. Proposals should respect the topography of a site. Landscaping and boundaries should be used to help assimilate development in a manner which respects the local and natural character of the area.

- 6.07 Policy SP18 of the Local Plan relates to the historic environment and requires that, inter-alia, the characteristics of heritage assets are protected and design is sensitive to heritage assets and their settings. Policy DM4 of the Local Plan also relates to development affecting designated heritage assets, and requires applicants to ensure that new development affecting heritage assets conserve, and where possible enhance, the significance of the heritage asset.
- 6.08 The National Planning Policy Framework (paragraph 192-193) states:
'In determining applications, local planning authorities should take account of:
a) desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) desirability of new development making positive contribution to local character and distinctiveness.
When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'
- 6.09 The planning (Listed Buildings and Conservations Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Act places a duty on local planning authorities in making its decisions to pay special attention to the desirability or preserving or enhancing the character or appearance of conservations areas.
- 6.10 Paragraph 195 of the NPPF states that *'where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use'
- 6.11 Permission has been refused a number of times for the development of the site owing to the excessive size of the proposals – mostly for two dwellings - and their impact on the setting of the adjacent listed buildings and the character and appearance of the conservation area.
- 6.12 In consideration of the most recent refusal, the Inspector observed that the site provides a gap between the listed buildings and allows views of their flank walls and that the view from the footway is important as it allows the scale and form of the building to be fully appreciated. The gap also allows the relationship between these two buildings, and the grounds of the manor house behind, to be appreciated. This aspect of their setting contributes positively to their historic value.
- 6.13 The Planning Inspector acknowledged that the current views of these buildings had probably only been opened up since the appeal site was cleared of all vegetation. This clearing of vegetation has enhanced the value of the appeal site in relation to the setting of the buildings.

- 6.14 The Planning Inspector concluded that the appeal proposal would have resulted in the loss of public views of the listed buildings and would remove the visual link between them. They would no longer appear as part of a cluster of buildings/grounds of similar age. This would be very harmful to the setting of these designated heritage assets. By developing the gap between them, and substantially reducing their visibility, their importance in the street scene would be diminished. The setting, therefore, makes a positive and important contribution to the significance of the heritage assets.
- 6.15 In comparison to the refused scheme, the proposal has been reduced in scale from a pair of semi detached dwellings to a single dwelling and has been set back from the front boundary of the site. In addition, the use of a catslide roof opens up the views to the rear of the site. This increases the gaps, and the appearance of space to the side of the proposed dwelling way from the listed buildings and further reveals the vegetation to the rear of the site, in addition to maintaining views of the side elevations of the adjacent listed buildings as deemed important by the Inspector. Elevational changes have been made to the proposal which respond more positively to the neighbouring buildings.
- 6.16 The combined impact of these changes is a reduced impact on the setting of the neighbouring listed buildings. In this regard, and given the public benefit of the addition of a building within the settlement of Staplehurst, the heritage impact of the proposal would be acceptable.
- 6.17 The significance of the Staplehurst Conservation Area includes its historic heart which comprises a tightly knit collection of buildings of various ages. In the centre the buildings are close to one another and to the footways, giving a strongly built-up character with limited gaps. Further north, where the appeal site lies, the built form becomes less dominant. Close to the road there are hedges and other planting within the grounds of buildings. The buildings are generally set back from the road and the gaps between them allow views through. In respect of the appeal site, the gap allows views of the mature trees to the rear.
- 6.18 The buildings on the opposite side of the road to the appeal site lie outside the conservation area. There are shops and other commercial units, with flats above, set behind car parking, planting and a sitting out area. The sitting out area, with benches, is adjacent to the footway and is almost directly opposite the appeal site. Being at a higher level, it has views of the site and, in particular, the listed building to the north. While this parade continues the retail element from the village centre, its layout, set back from the High Street and planting makes for a suitable transition between the centre and the less dense development to the north in which the planting dominates.
- 6.19 The application site comprises an undeveloped gap. It is sited below road level and is set back from the road. As considered previously by the Inspector, the site has a stark, open appearance. The sites cleared state, lacking any planting save the stumps of some frontage trees, is out of keeping with the established appearance of the area where most plots have either buildings, planting or hedges close to the footways.
- 6.20 The infilling of the plot with a single dwelling, (rather than the previously proposed and contrived pair of semi detached houses), is now of an appropriate design, scale and siting and would address the stark appearance of the site, and would be appropriate within the conservation area. The set back of the building, along with the use of appropriate materials, and its detailed design and scale would preserve the character and appearance of the conservation area.
- 6.21 In response to comments from the conservation officer about inappropriateness of closed boarded fencing which was proposed to the front boundary, a revised plan

has been submitted which instead shows the inclusion of landscaping as an alternative to soften the impact of the house in the conservation area.

- 6.22 In this instance, given the reduction in scale of the built form, the use of appropriate materials and design, its set back from both the road and the front building line of the adjacent listed buildings, along with the use of a catslide roof form which reveals the tree belt to the rear of the site, it is considered that the proposal would cause less than substantial harm to the character and appearance of the conservation area.

Amenity

- 6.23 Policy DM1 of the local plan states that proposals should respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties
- 6.24 Owing to the location, design, siting and orientation of the development, it is considered the building would not cause harm to the amenity or outlook of any nearby dwellings. The proposal would provide an adequate standard of living accommodation for future occupiers.

Highways

- 6.25 Policy DM1 of the local plan states that proposals should safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access, and provide adequate vehicular and cycle parking to meet adopted council standards.
- 6.26 As per the 2014 decision, the single dwelling would not have any off-road parking and would be likely to generate a need for parking. Parking is likely to occur on unrestricted lengths of highway. It is not considered that this will be to the detriment of highway safety. As such no objection is raised on highway grounds.

Ecology

- 6.27 A Preliminary Ecological Appraisal (PEA) was completed to inform the previous planning application (Reference 15/506419 FULL) for two semi-detached dwelling houses. This identified that no further protected species surveys were necessary apart from a recommendation for environmental DNA sampling to determine presence/ likely absence of Great Crested Newts (GCN) in a pond close to the eastern boundary of the site.
- 6.28 The planning application was not successful due to unrelated non-ecological issues. The application is accompanied by this PEA, which has lapsed in the intervening period. Additional information has been submitted from its author who was commissioned to update it accordingly.
- 6.29 This confirms that a repeat site visit was undertaken on the 4th July 2019 to determine whether the baseline ecological conditions have changed since the original survey in 2015, and it serves to update the original PEA.
- 6.30 It confirms that the site lacks any features with potential to support resting great crested newts and there appears to be very little change in the ecological condition of the site, although the grass sward appears to have developed a more even coverage over the original bare ground.
- 6.31 It concludes that it is highly unlikely that the site would support great crested newts, despite the presence of a pond nearby and pre-existing records for great

crested newts in the local area. This is due to a lack of suitable resting places, cover and protection. Great crested newts are highly unlikely to be impacted by the proposed redevelopment of this site and further surveys for great crested newts are unnecessary.

- 6.32 Kent Ecology Have advised that the provision of native vegetation is sufficient to entail ecological enhancements. As such, they advise that the current landscaping proposals are secured via an attached condition should planning permission be granted.

Other Matters

- 6.33 The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.
- 6.34 Numerous objections have been received about the impact of construction works on the locality. While this is not a material justification for refusal of the proposal, it can be addressed through the imposition of a condition regarding construction impact.

PUBLIC SECTOR EQUALITY DUTY

- 6.35 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 The proposal has overcome the reasons for refusal of the previous schemes. The proposal for a single dwelling and of an appropriate scale and siting would now on balance, result in a form of development that would have an acceptable impact on the setting of the neighboring listed buildings and the conservation area. As such, the proposal is acceptable with regards to the relevant provisions of the development Plan, the NPPF and all other material considerations such as are relevant; and there are no material considerations that would indicate a refusal of planning permission.
- 7.02 It is therefore recommended that planning permission is granted.

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: 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 be only be carried out in accordance with the following approved plans: 2462-01, 2462-02 A, 2462-03 A, 2462 04 C, 2462 05 B,

Reason: To clarify which plans have been approved.

- (3) Upon completion, no further development, whether permitted by Classes A, B, C, D, E, F or G of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.

Reason: In the interests of the amenities of the area.

- (4) The development hereby approved shall not commence above slab level until written details and samples of the materials to be used in the construction of the external surfaces of the building 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.

- (5) The development hereby approved shall not commence above slab level until details in the form of large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved by the Local Planning Authority;
i) Details of internal and external joinery.
The development hereby approved shall thereafter be undertaken in accordance with the subsequently approved details.

Reason: To ensure the quality of the development is maintained and to prevent harm to the special architectural and historic interest of the adjacent listed buildings.

- (6) The development hereby approved shall not commence until a method statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement. Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel-cleaning facilities during the site preparation and construction stages of the development, details of the timings of deliveries and construction works on site, and details of parking arrangements for construction personnel and delivery vehicles.

Reason: To ensure the construction of development does not result in harm to highway safety or neighbouring amenity.

- (7) No demolition/construction activities shall take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no working activities on Sunday or Bank Holiday.

Reason: In the interest of neighbouring amenity

- (8) 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.

- (9) Before the dwelling hereby approved is first occupied, a detailed landscaping scheme for the site comprising native species planting, including details of the new hedgerow planting shall have been submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme that is in accordance with the Council's Landscape Character Guidelines shall include details of species, plant sizes and proposed numbers and densities. A plan for the long term maintenance of the landscaping scheme shall also be included in the details submitted. The approved landscaping scheme shall be implemented by the end of the first planting season following the first occupation of the tourist lodges. Any

trees or plants which within a period of five years from the implementation of the approved landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;
Reason: In the interests of the visual amenities of the area and the setting of the completed development.

- (10) Notwithstanding the provisions of the Town and Country Planning (General Permitted development) (England) Order 2015 (as amended) (or any order revoking and/or re-enacting that Order with or without modification), no further development, other than that shown on the approved plan, shall take place within the site;

Reason: In the interests of the amenities of the occupiers of neighbouring residential properties, visual amenity and the character and appearance of the open countryside location.

- (11) The development hereby approved shall not commence above slab level until details of a scheme for the enhancement of biodiversity on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the enhancement of biodiversity through integrated methods into the design and appearance of the development by means such as swift bricks, bee bricks, bat tube or bricks. The approved measures shall be implemented in accordance with the approved details prior to first occupation of any of the units and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

INFORMATIVES

- (1) The applicants attention is drawn to the following working practices which should be met in carrying out the development:

- Your attention is drawn to Sections 60 & 61 of the COPA 1974 and to the Associated British Standard COP BS 5228: 2009 for noise control on construction sites. Statutory requirements are laid down for control of noise during works of construction and demolition: if necessary you should contact the Council's environmental health department regarding noise control requirements.
- Clearance and burning of existing woodland or rubbish must be carried without nuisance from smoke etc. to nearby residential properties. Advice on minimising any potential nuisance is available from the Council's environmental health department.
- Plant and machinery used for demolition and construction should only be operated within the application site between 0800 hours and 1900 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sunday and Bank Holidays.
- Vehicles in connection with the construction of the development should only arrive, depart, be loaded or unloaded within the general site between the hours of 0800 hours and 1900 Mondays to Fridays and 0800 to 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
- The importance of notifying local residents in advance of any unavoidably noisy operations, particularly when these are to take place outside the normal working hours is advisable.
- Where possible, the developer shall provide residents with a name of a person and maintain dedicated telephone number to deal with any noise complaints or queries about the work.
- Adequate and suitable provision in the form of water sprays should be used to reduce dust from the site.
- It is recommended that the developer produces a Site Waste Management Plan in order to reduce the volumes of waste produced, increase recycling potential and divert materials from landfill. This best practice has been demonstrated to

- both increase the sustainability of a project and maximise profits by reducing the cost of waste disposal.
 - Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed.
 - If relevant, the applicant must consult the Environmental Health Manager regarding an Environmental Permit under the Environmental Protection Act 1990.
- (2) The applicant should be aware that the site is in a radon affected area with a 3-5% probability of elevated radon concentrations. If the probability of exceeding the action level is 3% or more in England and Wales, basic preventative measures are required in new houses, extensions, conversions and refurbishments - British Research Establishment code BR211 (2015) and The Building Regulations 2010 England (amendments 2013). If the probability rises to 10% or more, provision for further preventative measures are required in new houses. Test(s) for the presence of radon gas are recommended to be carried out. Further information can be obtained from Public Health England.

Case Officer: Joanna Russell

THE MAIDSTONE BOROUGH COUNCIL **PLANNING COMMITTEE – 20th August 2020**

APPEAL DECISIONS:

- 1. 19/501326/FULL Erection of detached dwelling and detached double garage with store.**

APPEAL: DISMISSED

The Gables
Warren Street
Lenham
Maidstone
Kent
ME17 2ED
(Delegated)

-
- 2. 19/503400/FULL Demolition of existing car ports and sheds and erection of 3no. four bedroom dwellings and detached garage, with associated hard and soft landscaping.**

APPEAL: DISMISSED

245 Willington Street
Maidstone
ME15 8EP

(Delegated)

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- 3. 20/500319/FULL, Erection of part two storey, part first floor side extension including alterations to roof and erection of front porch extension (part retrospective).**

APPEAL: DISMISSED

Cantii
Goudhurst Road
Staplehurst
Tonbridge
Kent
TN12 0HB

(Delegated)