

Reference number: 14/500412

Amendments to conditions:

It has been suggested that explicit reference is made to the need for the integration of biodiversity enhancements into the fabric of the building. As such, I propose the following amended materials condition:

*The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted, which shall include the use of high quality materials appropriate to the locality and detailed design features which take their cue from the Nurses' Home and general local area, including decorative brick quoinwork, string courses and arches, and shall incorporate swift bricks to the north west elevations of the buildings proposed to plots 64, 65, 66 and block 2 and the north elevation of block 1, have been submitted to and approved in writing by the Local Planning Authority. A minimum of two swift bricks will be incorporated into each dwelling and a minimum of four to each block. The development shall thereafter be constructed using the approved materials unless otherwise agreed in writing by the Local Planning Authority;*

*Reason: To ensure a satisfactory appearance to the development and a high quality of design, and to secure biodiversity enhancements within the development.*

Further landscaping information has been received from the applicant which shows tree and hedge planting to the site frontage with Hermitage Lane. This has been assessed by the Council's Landscape team, who have suggested the following amended landscaping and landscaping implementation conditions in order to safeguard delivery:

Amended condition 15:

*"No development shall take place until a landscape scheme designed in accordance with the principles of the Maidstone Borough Council's Landscape Character Assessment and Landscape Guidelines has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed. It shall include a planting specification, a programme of implementation and a long term management plan. The landscape scheme shall include the provision of 5 trees of species *Acer campestre* 'Streetwise', *Carpinus betulus* 'Frans Fontaine', *Sorbus aucuparia* 'Sheerwater Seedling', or other species of appropriate character and mature size for the space available, and native hedge planting along the boundary with Hermitage Lane, to soften the impact of the built elevations. It shall also include fully dimensioned sections detailing how the planting will be achieved between the wall and footpath fronting plots 1 to 21. Cordwood greater than 150mm in diameter arising from tree clearance shall be retained and stacked safely within landscaped areas for purposes of biodiversity enhancement.*

*Reason: In order to secure a satisfactory form of development and safeguard and enhance biodiversity."*

Amended condition 16:

*"The use or occupation of each phase of the development hereby permitted shall not commence until all planting, seeding and turfing specified in the approved landscape details has been completed. All such landscaping shall be carried out during the planting season*

*(October to February). Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the Local Planning Authority gives written consent to any variation.*

*Reason: In order to secure a satisfactory form of development."*

Amended condition 20:

Following discussions between the applicant and Kent County Council Highway Services, it is suggested that the condition is amended in order to remove the requirement for the provision of a footpath along Hermitage Lane as an alternative pedestrian link allowing access to Barming Heath is provided within the development. As such, I propose that the condition be amended as follows:

*"Prior to commencement of the development details of the following highway works will be submitted to the Local Planning Authority and approved in writing in consultation with Kent County Council Highway Services, and an appropriate legal mechanism be entered into to secure implementation of the approved details prior to occupation of the development:*

- (i) Closure of the existing access onto Hermitage Lane and amendments to carriageway right turn markings; and*
- (ii) A continuous pedestrian link to extend from the access of the development to the pedestrian refuge islands located at the junction of Hermitage Lane and Oakapple Lane; and*
- (iii) Bus boarders at the bus stop on the eastern side of Hermitage Lane adjacent to the rear of 1 Sage Court; and*
- (iv) A residential travel pack for new residents; and*
- (v) Provision of construction vehicle loading/unloading and turning facilities; and*
- (vi) Measures to prevent discharge of surface water onto the highway; and*
- (vii) Provision of wheel washing facilities to be shown on plans; and*
- (viii) Details of Roads, footway verges, street lighting and other details as required by way of the S278 agreement.*

*Reason: in the interests of highway safety."*

Recommendation:

My recommendation remains unchanged, subject to the amendments set out above and on the urgent update report published on 3<sup>rd</sup> February 2015.