

## REPORT SUMMARY

<b>REFERENCE NO - 15/502180/SUB</b>		
<b>APPLICATION PROPOSAL</b> Submission of Details to discharge Condition 13 ( Landscape Management Plan) subject to 14/500412/FULL		
<b>ADDRESS</b> Land At Oakapple Lane And Hermitage Lane Maidstone Kent		
<b>RECOMMENDATION</b> APPROVAL OF DETAILS		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The details are acceptable.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Planning Committee resolved on 5 <sup>th</sup> February 2015 that the landscaping details submitted in relation to condition 13 of 14/500412 be reported back to Planning Committee for consideration.		
<b>WARD</b> Heath Ward	<b>PARISH/TOWN COUNCIL</b>	<b>APPLICANT</b> Bellway Homes Limited <b>AGENT</b> Mr. Peter Clifton
<b>DECISION DUE DATE</b> 18/07/15	<b>PUBLICITY EXPIRY DATE</b> 18/07/15	<b>OFFICER SITE VISIT DATE</b> various
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>		

14/500412	Demolition of existing buildings and redevelopment of the site to provide 69 residential units including affordable housing (use class C3) together with associated car parking, landscaping and infrastructure works	Approved subject to conditions
MA/14/505590	Prior Approval to demolish former nurses' home	Approved
MA/14/501662	Notification to carry out demolition of former nurses' home	Prior Approval Needed
MA/12/2255	Outline planning permission for the erection of 53 residential units with all matters reserved	Resolution to grant planning permission subject to a S106

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

- 1.1 The application site is located within the urban confines of Maidstone in the settlement of Barming. The site is approximately 1.36 hectares in size and fronts Hermitage Lane (B2246). The site is situated on the west side of Hermitage Lane at the junction with Oakapple Lane and extends to the north to the junction of Oakapple Lane and Springwood Road. Opposite the site on the other side of Hermitage Lane is the junction with Marigold Way.
- 1.2 The site formerly contained three main buildings comprising: an NHS walk in centre (the Pagoda Building); a former Nurses Home; and Oakapple House. There is a large car parking area on the site fronting Hermitage Lane. Members will be aware that the main buildings on the site have been demolished and the site made secure prior to works commencing.
- 1.3 The general character of the area is residential in nature and comprises a mix of

bungalows, two storey semi-detached houses and 3 storey flatted blocks. The Maidstone and Tunbridge Wells NHS Trust hospital lies to the north east. Opposite the site on the East side of Hermitage Lane the street scene is characterised by a wide grass verge and footpath. Beyond this lies a significant ragstone wall which acts as a demarcation between the road and new housing.

- 1.4 The site is currently accessed from Hermitage Lane, which forms the eastern boundary of the site. This existing access is proposed to be closed off and two new access points will be created adjoining Oakapple Lane along the northern boundary of the site.

## **2.0 BACKGROUND**

- 2.01 A resolution to grant planning permission was taken by the Planning Committee on 5<sup>th</sup> February 2015, and a decision notice subsequently issued on 20<sup>th</sup> March 2015 following signing of the S106 agreement. At the meeting, Members resolved that details of landscaping were to be reported back to Planning Committee for consideration. The relevant condition reads as follows:

*“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.”*

- 2.02 The applicants have sought advice from the Council's Landscape Officers and met with Ward Members to discuss the objectives of the Planning Committee in relation to securing a high quality of landscaping to the site which achieves the intended softening of the site frontage to Hermitage Lane in particular whilst retaining trees considered to be value within the site and providing an acceptably high standard of environment for future occupiers, and the resultant scheme is shown on drawing numbers 5480/CP-TPD, 5480/PP/ASP001 rev F, 5480/PP/ASP002 rev F, 5480/PP/ASP004 rev B, 5480/S-TPD and SJA AMSP 15034-01, supported by a Landscape Management Plan (ref 5480.Land.Man.001) undertaken by Aspect Landscape Planning, all received 23<sup>rd</sup> March 2015.

## **3.0 POLICY AND OTHER CONSIDERATIONS**

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Maidstone Borough-Wide Local Plan 2000: ENV6

## **4.0 LOCAL REPRESENTATIONS**

- 4.01 Members will be aware that applications to discharge conditions are not normally subject to general publicity, and as such no neighbour representations have been received.

## **5.0 CONSULTATIONS**

- 5.01 Councillor Vizzard has confirmed that he raises no objection to the submitted details.
- 5.02 Maidstone Borough Council Landscape Officer raises no objection to the submitted details.

## **6.0 ASSESSMENT OF DETAILS**

- 6.01 The proposed details show extensive landscaped areas within the site. Of particular note is the open green area to both sides of the access, which retains the key mature tree specimens and includes a variety of planting including native bulbs within grassed areas and shrubs, which would provide visual interest within the space. This area also includes native hedge planting along vulnerable margins of the landscaped areas in order to discourage anti-social parking behaviours and would provide a strong sense of entry to the main body of the site whilst maintaining its openness and attaining an attractive appearance to the development.
- 6.02 In addition to this substantial area of landscaping, smaller zones are proposed within the site, including to the boundaries of the site, the frontage of buildings and within car parking areas to break up areas of hard standing and soften the development. The planting regime includes the use of native species and scented plants including lavender and honeysuckle, as well as the planting of trees of appropriate scale and form so as not to compromise residential amenity or the integrity of planting surfaces such as Whitebeam, Hornbeam and Field Maple. Also of note is the landscaping along the frontage of the site to Hermitage Lane, which includes the provision of a Hornbeam hedge to be maintained at a height of between 1.2m and 1.5m behind a ragstone wall in order to soften the visual appearance of the site as well as to act as a buffer between residential properties and traffic noise and fumes on Hermitage Lane, in accordance with the concerns of Ward Members. Five trees are proposed forward of the plane of the elevations of the blocks fronting onto this highway, which would be located to the front of the southern most block (2No. Hornbeam), to the east of the car parking area between two blocks (2No. Acer Streetwise) and to the north east of the northern most block (1No. Silver Birch).
- 6.03 The details submitted also include specification for tree pits which would serve to ensure the survival of the specimens planted, which are to be semi-mature and advanced nursery stock in order to ensure a rapid positive contribution to the character and appearance of the development.
- 6.04 The proposed species, the extent and detail of the landscaping on the site, the planting methodology and the maintenance plans are considered to be appropriate to the setting and to satisfy the requirements of the landscape condition.

## **10.0 CONCLUSION**

- 10.01 For the reasons set out above, the submitted details are considered to be acceptable, and I therefore recommend their approval, and discharge of condition 13 attached to 14/500412. Given the landscape implementation condition attached to 14/500412 (condition 14) it is not considered necessary in the circumstances of this case to impose a further implementation condition.

## **INFORMATIVES**

Please note that all other conditions, including condition 13 (landscape implementation), attached to 14/500412 remain in force and should be fully complied with unless with the prior written agreement of the Local Planning Authority.

Planning Committee Report  
15 January 2015

Case Officer: Catherine Slade

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.