

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

1 OCTOBER 2015

REPORT OF THE HEAD OF PLANNING AND DEVELOPMENT

DEFERRED ITEMS

- 1.1. The following applications stand deferred from previous meetings of the Planning Committee. The Head of Planning and Development will report orally at the meeting on the latest situation.

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| 1.2. | <u>MA/13/1979 - OUTLINE PLANNING APPLICATION FOR UP TO 55 RESIDENTIAL DWELLINGS WITH MEANS OF ACCESS. ALL OTHER MATTERS RESERVED - LAND NORTH OF HEATH ROAD, COXHEATH, MAIDSTONE, KENT</u> | <u>Date Deferred</u>

18 December
2014 |
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Deferred to:

Seek additional details of surface water drainage (to address Environment Agency comments);

Seek 40% affordable housing with appropriate viability evidence to demonstrate if this is not achievable; and

Seek further ecological surveys of the site.

Any S106 legal agreement should include a commitment from the developer to deliver the proposal.

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| 1.3. | <u>14/503960 - OUTLINE APPLICATION FOR 13 NO. DWELLING HOUSES WITH ASSOCIATED AMENITY SPACE, SHARED ACCESS ROAD AND NEW FOOTWAY WITH ACCESS, APPEARANCE, LAYOUT AND SCALE TO BE CONSIDERED AT THIS STAGE WITH ALL OTHER MATTERS RESERVED FOR FUTURE CONSIDERATION - LAND EAST OF THATCH BARN ROAD AND SOUTH OF LENHAM ROAD, HEADCORN, KENT</u> | 19 March
adjourned to 23
March 2015 |
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Deferred for:

- A. Further assessment of the layout in the context of development proposed and/or approved on neighbouring sites, and specifically in terms of:

Southern Water drainage issues and SUDS;
Strategic landscaping;
Biodiversity (including movement of species through the site/creation of a wildlife corridor); and
Detailing (including GCN-friendly gulleys, swift bricks, materials).

- B. Further information relating to the contribution requested by Kent County Council for Youth Services as Members queried whether this meets the necessary tests.

1.4 14/503957 - APPLICATION FOR PERMANENT CHANGE OF USE TO A FREE SCHOOL (CLASS D1) - GATLAND HOUSE, GATLAND LANE, MAIDSTONE, KENT

19 March
adjourned to 23
March 2015

Deferred for investigation of:

The safety issues relating to the collection and drop-off of children in a narrow lane (at busy periods) and the highways issues caused by an increase in vehicle movements as a result of the wider catchment area for this type of school.

The extent of properly-managed play areas within the boundaries of the site, taking account of the size standard and separation of Key Stages 1 & 2.

The need for this development – the area is not understood to have been identified as having a need for infant/primary school facilities.

1.5. 14/506419 - ERECTION OF 35 RESIDENTIAL DWELLINGS, TOGETHER WITH ASSOCIATED HIGHWAY WORKS, AND LANDSCAPING PROVISION - BELL FARM, NORTH STREET, BARMING, KENT

10 September
2015

Deferred until the next meeting to enable the Officers to ask the applicant if they would be willing to amend the scheme to secure the following:

The retention of the hedgerow on the North Street frontage and including the field margin, which area should include an open SUDS feature;

The relocation of the proposed footway to behind this area; to be a shared surface with no access drives created onto North Street;

The houses may move back slightly, but would be the

same density, design and orientation;

The landscaping mix to include species native to Barming; and

The inclusion of renewables and bat/bird bricks in the development.

The scheme is to be reported back to the next meeting of the Committee either to confirm that it will be amended to accommodate these changes or for Members to make a decision on it as it stands.