

<b>REFERENCE NO - 18/502656</b>		
<b>APPLICATION PROPOSAL</b> Erection of storage, mess and welfare facilities for park maintenance team.		
<b>ADDRESS</b> Mote Park Maidstone, Willow Way, Maidstone, ME15 7RN		
<b>SUMMARY OF REASONS FOR RECOMMENDATION (APPROVE SUBJECT TO CONDITIONS)</b>		
<ul style="list-style-type: none"> <li>The development causes no harm and permission is therefore recommended subject to conditions.</li> </ul>		
<b>REASON FOR REFERRAL TO COMMITTEE</b> The applicant is Maidstone Borough Council.		
<b>WARD</b> Shepway North	<b>PARISH COUNCIL</b> N/A	<b>APPLICANT</b> Maidstone Borough Council <b>AGENT</b> Hazle McCormack Young LLP
<b>DECISION DUE DATE</b> 20/08/18	<b>PUBLICITY EXPIRY DATE</b> 09/07/18	
<b>RELEVANT PLANNING HISTORY – None specific</b>		

## **1.0 DESCRIPTION OF SITE**

1.01 The application site relates to part of the car park to the rear, south of the Leisure Centre at Mote Park. There is a large bund immediately to the south of the car park and metal clad building to the west used by the indoor bowls club. The site is immediately north of the boundary of the Grade II Registered Park and Garden of Mote Park and Mote House (around 900m to the east) is a Grade II\* listed building.

## **2.0 PROPOSAL**

2.01 Permission is sought a building for storage, mess and welfare facilities for the parks maintenance team. This would replace the existing building that is located east of the café near the main parking area for the park. The building would have a simple pitched roof with ridge height of 5.3m and be finished with green metal sheet cladding. Two entrance doors would be on the east side to the car park. New security fencing would enclose the building.

## **3.0 POLICY AND OTHER CONSIDERATIONS**

- Maidstone Borough Local Plan (2011-2031): SS1, SP1, SP18, DM1, DM2, DM3, DM4, DM8
- Kent Waste and Minerals Plan 2016
- National Planning Policy Framework (NPPF)

## **4.0 LOCAL REPRESENTATIONS**

4.01 **Local Residents:** No representations received.

## **5.0 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)*

5.01 **Historic England:** Do not require consultation.

5.02 **Natural England:** No comments.

5.03 **The Gardens Trust:** Do not wish to comment.

5.04 **Landscape Officer: No objections.** *"Whilst there are 2 trees within the vicinity of this proposal, only one appears to be being retained. However, they are not considered to cause a constraint to the development. I therefore raise no objection on arboricultural grounds subject to landscape conditions, which should include a replacement tree to mitigate the loss of the tree in the southwestern corner of the site."*

5.05 **Kent Highways: No objections** subject to replacement disabled parking.

5.06 **Environmental Health: No objections.**

## **6.0 APPRAISAL**

6.01 The principle of a replacement parks maintenance building within Mote Park is acceptable and the main considerations are design/appearance and impact upon Mote Park and Mote House; landscaping & trees; highways & parking

6.02 The building is utilitarian in its design and appearance, similar in appearance to the indoor bowls club building, grouped close to the leisure centre, and would be substantially screened by the existing tall bunding from the park. For these reasons the design and siting is acceptable and it would not have any harmful impact upon Mote Park or the setting of Mote House.

6.03 One tree would be lost to the development and whilst this is not objectionable, it does contribute to the park and so I consider a replacement tree is appropriate which could be provided on land outside the application site owned by the applicant. Otherwise I do not consider any landscaping is necessary as the site is generally screened from view and within a car park.

6.04 There are no highway objections and as the proposals would result in the loss of disabled parking bays these, would be replaced in the main car park on the south side nearer to the entrance to the leisure centre, which can be secured by condition.

6.05 The nearest houses are some 110m to the west and at this distance and with the indoor bowls building between, there would not be any harmful impacts upon amenity in terms of outlook, privacy, or noise.

6.06 It is appropriate to require removal of the existing parks maintenance building and as this is positioned between mature trees an arboricultural method statement is necessary to ensure no harm to trees.

## **7.0 CONCLUSION**

7.01 For the reasons outlined above the proposals are considered to be acceptable and cause no harm to the historic park or setting of Mote House and are in accordance with the Development Plan. Permission is therefore recommended.

## **8.0 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. No demolition of the existing parks maintenance building (as outlined in blue on drawing no. 1956\_005 P1) shall take place until an Arboricultural method statement (AMS) in accordance with the current edition of BS 5837 has been submitted to and approved in writing by the local planning authority. The AMS shall detail implementation of any aspect of the demolition that has the potential to result in the loss of or damage to trees, including their roots, and take account of site access, demolition and construction activities, foundations, service runs and level changes. It should also detail any tree works necessary to demolish the building and include a tree protection plan in accordance with the current edition of BS 5837. No equipment, 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. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site. 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.

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

3. No development above slab level shall take place until details of any lighting has been submitted to and approved in writing by the local planning authority. Details shall include designs, heights, luminance levels and measures to shield and direct light from the light sources so as to prevent light pollution and limit any impact upon bats and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details.

Reason: To ensure a high quality appearance to the development.

4. No development above slab level shall take place until details of the proposed fencing has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and maintained thereafter.

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

5. Prior to the occupation of the development details of a replacement tree and its location shall be submitted to and approved in writing by the local planning authority. Planting of the approved tree shall be carried out either before or in the first planting season (October to February) following the occupation of the building or the completion of the development, whichever is the sooner. If the tree fails to establish or dies within five years from the first occupation of the building hereby approved, it shall be replaced in the next planting season with a tree of the same species and size as approved unless the local planning authority gives written consent to any variation.

Reason: In the interests of maintaining the setting of Mote Park.

6. The existing parks maintenance building (as outlined in blue on drawing no. 1956\_005 P1) shall be demolished and the resulting materials and debris removed from the site to the satisfaction of the local planning authority within 6 months of the first occupation of the building hereby permitted;

Reason: To prevent an overdevelopment of the site and to safeguard the character and appearance of the surrounding area.

7. The replacement disabled parking bays as shown on the parking plan received on 04/07/28 shall be provided prior to the occupation of the building hereby approved unless otherwise agreed in writing with the local planning authority.

Reason: To ensure replacement disabled parking bays.

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

1956\_050 P2, 1956\_055 P3, 1956\_058 P2, 1956\_059 P3, 1956\_061 P4,  
1956\_062 P4, 1956\_064 P4, and Parking Plan (received on 04/07/18) .

Reason: To ensure the development is undertaken satisfactorily.

Case Officer: Richard Timms