

REPORT SUMMARY

REFERENCE NO - 20/501604/FULL			
APPLICATION PROPOSAL Erection of a staff mess hut building.			
ADDRESS Maidstone Cemetery Sutton Road Maidstone Kent ME15 9AF			
RECOMMENDATION – APPROVE SUBJECT TO CONDITIONS			
SUMMARY OF REASONS FOR RECOMMENDATION – APPROVE SUBJECT TO CONDITIONS			
<ul style="list-style-type: none"> The development causes no harm and permission is therefore recommended subject to conditions. 			
REASON FOR REFERRAL TO COMMITTEE The applicant is Maidstone Borough Council			
WARD Shepway North	PARISH/TOWN COUNCIL	APPLICANT Maidstone Borough Council AGENT S.I.Chartered Bldg Surveyors	
DECISION DUE DATE 01/07/20	PUBLICITY EXPIRY DATE 13/05/20	OFFICER SITE VISIT DATE 22/04/20	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
18/505651/DEMR EQ	Prior notification for demolition of vacant cemetery lodge house.	Prior Approval Granted	29/11/2018

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 Maidstone Cemetery is located in the urban area of Maidstone, located to the west of Sutton Road, close to the junction with Loose Road.
- 1.02 The application site is on the now demolished former staff lodge to the north of the cemetery and is currently an open parcel of land. The adjacent boundaries to the application area include trees and dense hedgerows. At the site entrance, there is a Grade II listed building which was granted planning permission in 2019 for conversion to 1 dwelling.

2.0 PROPOSAL

2.01 Planning is sought for a staff facilities building to provide welfare facilities for staff at Maidstone Cemetery. It would be of rectangular shaped footprint measuring 12.68m by 4.33m, with a dual pitched roof with an eaves height of 2.5m and a ridge height of 3.8m. The building would be finished in Istock Multi Red Brickwork with Markley Slate roof tiles. An entrance door would be located on the east side to the existing car park.

3.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough Local Plan (2011-2031): DM1, DM3, DM8
- National Planning Policy Framework (NPPF)

4.0 LOCAL REPRESENTATIONS

4.01 **Local Residents:** 1 neighbour comment on the following summarised grounds:

- Previous two storey building that occupied the site could be seen from Loose Road, have checks been made to see if this proposed building would be visible
- Visibility of the proposed building from the north
- Access to the cemetery is in need of repair
- Existing storage units on site and if these could be relocated behind the proposed staff mess.

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 **KCC Archaeology:** No objection, but request pre commencement condition relating to archaeological field evaluation.

6.0 APPRAISAL

6.01 The principle of a staff facilities building within Maidstone Cemetery is acceptable and the main considerations are design/appearance and residential amenity.

6.02 The building is simple in its design and appearance, being a single storey building with a dual pitched roof. The building would be screened from Sutton Road by existing boundary treatments and landscaping around the boundary of the site. The building would be visible from within Maidstone Cemetery itself, but uses appropriate materials for the elevations with red brickwork and slate roof tiles. For these reasons the design and siting are acceptable and the proposal would not have any harmful impact upon the area and is considered to be in accordance with policy DM1 of the Local Plan. No details of external lighting have been provided, but these details could be secured by planning condition to be in accordance with policy DM8.

6.03 There are landscaped areas surrounding the site forming the cemetery, although the building location is currently rough ground on the site of the previously demolished staff lodge. The adjacent boundaries include trees & dense hedgerows

that will remain as is currently. It is not considered that any additional landscaping is necessary as the proposal is a single storey small building and the site is generally screened from viewpoints outside of the cemetery.

- 6.04 The site is on the former previously demolished lodge house and it is not considered the proposal would result in harm to any protected species. In accordance with policy DM3 of the Local Plan, details of bird and bat boxes within the fabric of the building have been provided as part of the application detail and considered to be acceptable, subject to a condition ensuring compliance with these approved details.
- 6.05 The nearest residential properties are some 21m to the north and at this distance, with the single storey building proposed and with the landscape boundary between, there would not be any harmful impacts upon amenity in terms or outlook, privacy, or noise.
- 6.06 The proposal would not result in the loss of any parking spaces, and it is not considered that the proposal would result in need for additional parking spaces at the site.
- 6.07 KCC Archaeology has requested a pre commencement archaeology condition, however as the location of the proposal is on the location of the now demolished staff lodge it is not considered necessary to require an archaeology condition.

7.0 Conclusion

- 7.01 For the reasons outlined above the proposal is considered to be acceptable as it would cause no visual harm to the local area, no harm to residential amenity and is in accordance with the Development Plan. Permission is therefore recommended.

8.0 RECOMMENDATION – GRANT Subject to the following conditions

CONDITIONS to include

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:

040/19/02 Rev B

3. No external lighting shall be installed on the building hereby permitted without the prior written consent of the local planning authority.

Reason: In the interests of visual amenity

4. The ecological enhancement measures shall be implemented in accordance with the approved details as shown on drawing no. 040/019/02 Rev B unless the local planning authority gives the written consent to any variation.

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

Case Officer: Adam Reynolds

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