

REFERENCE NO - 20/504061/FULL		
APPLICATION PROPOSAL Erection of security gates and galvanized barbican fencing.		
ADDRESS Unit 1, Guardian Industrial Estate, Pattenden Lane, Marden, TN12 9QD		
RECOMMENDATION Grant planning permission subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal would not be visually harmful in this industrial estate location and would not have a detrimental impact upon neighbouring amenity or parking and highway safety in the area.		
REASON FOR REFERRAL TO COMMITTEE The Applicant is a Councillor		
WARD Marden and Yalding	PARISH/TOWN COUNCIL Marden	APPLICANT Mr David Burton
TARGET DECISION DATE 29/1/2021 (EOT)	PUBLICITY EXPIRY DATE 7/12/2020	

Relevant Planning History:

No relevant planning history

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The application site forms part of the Guardian Industrial Estate that consists of 9 industrial units. The Guardian Industrial Estate is located in the northern part of the Marden Rural Service Centre and in an Economic Development Area with both areas designated by the Maidstone Borough Local Plan 2017. Four residential properties are located on the west side of Pattenden Lane approximately 40 metres to the south west of the application site and also within the designated Economic Development Area.
- 1.02 The application site is located on the east side of Pattenden Lane. The main industrial estate building, consisting of Units 1 to 7, is located at a right angle to the road, with the side elevation of Unit 1 fronting Pattenden Lane. Units 8 and 9 at the rear of the site are parallel to Pattenden Lane. The existing building is constructed of red facing brickwork at ground level with metal cladding above.
- 1.03 The land to the south of the main estate building provides parking and servicing areas. Further parking is located on the land separating Unit 1 from Pattenden Lane, which also includes an electricity sub station and a grassed verge at the back edge of the pavement. This front grassed area is located over a stream which is open to the north and south of the site but culverted under the application site.
- 1.04 The red line application site boundary includes the whole width of the front section of the industrial estate, including Unit 1, the estate access from Pattenden Lane, parking areas and the grass verge. The submitted plans show that the remainder of the industrial estate land (enclosed by a blue line) is owned by the applicant.
- 1.05 Whilst the application site frontage is currently open, other similar industrial and commercial buildings to the north and south of the application site have metal railings around frontage land.

2. PROPOSAL

- 2.01 The application seeks planning permission for the installation of 2m high galvanized barbed fencing and sliding security gates along the site frontage to Pettenden Lane.
- 2.02 The fencing would be a continuation of neighbouring fence lines, set back behind the existing grass verge and approximately 5m from the highway.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017:

SP21- Economic development

DM1- Principles of good design

Marden Neighbourhood Plan

E1 Business and employment

National Planning Policy Framework (NPPF):

Section 2- Achieving sustainable development

Section 12- Achieving well-designed places

4. LOCAL REPRESENTATIONS

- 4.01 No representations received from third parties.

5. CONSULTATIONS

- 5.01 Health and Safety Executive (Summarised)

No objection to the proposal on safety grounds. This assessment has been made due to the site being within the consultation distance of a major hazard sites/pipelines.

6. APPRAISAL

Main Issues

- 6.01 The key issues for consideration relate to:
- Visual amenity
 - Highways and parking considerations
- 6.02 Policy E1 of the Marden Neighbourhood Plan states that support will be given to employment-generating businesses that maximise employment opportunities within the parish. Development should not result in any unacceptable impact on residential amenity or the character of the surrounding area.
- 6.03 Policy DM1 of the Local Plan states that the Council will permit proposals provided that are of an appropriate scale and design in relation to the development. Proposals should create a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour.
- 6.04 The proposed new gates and galvanized barbed fencing will provide security for these 9 industrial units and will continue the line of the existing front boundary treatment to the two adjacent commercial sites in Pettenden Lane.
- 6.05 The design and appearance of the galvanized barbed fencing and sliding security gates are in keeping with the neighbouring fence and the streetscene within this economic development area. The fencing, set back behind the existing and retained grass verge and allowing views into the site, is acceptable in relation to the amenity of residential occupiers located to the south of the site on the opposite side of Pettenden Lane and of the area generally.

- 6.06 Given the permeability of the proposed fencing and gates, the position in line with neighbouring fencing and the sliding operation of the gate, it is not considered that the proposal will result in any detrimental impact upon highway or pedestrian safety.

Public Sector Equality Duty

- 6.07 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. The application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 For the reasons set out in this report, the development proposals would meet the requirement as set out in policy DM1 of the Local Plan and E1 of the Marden Neighbourhood Plan and, as such, the application is recommended for approval subject to conditions.

8. 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) The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Front Elevation received on 9 Oct 2020
Proposed Site Plan received on 23 Oct 2020
Existing and Proposed Block Plan received on 23 Oct 2020

Reason: To ensure a satisfactory appearance to the development.

- (3) The materials used in the construction of the fencing and gate and the sliding operation of the gate hereby approved shall be as indicated on the submitted application documents.

Reason: To ensure a satisfactory appearance to the development and to maintain highway and pedestrian safety.

Case Officer: Michelle Kwok