

Urgent Update: Planning Committee 16 December 2021

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Farm Villa Maidstone Hospital Hermitage Lane

APPLICATION: 21/504281/HYBRID

The applicants have explained that the work programme is such that suggested condition 6 as worded is not feasible in terms of full as built drawings because changes can be required on site during construction that will not be reflected by working drawings so a minor amendment is suggested to remove that requirement.

6) Prior to first use of the building, a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

A note for ecological mitigation during construction has now been received which clearly details the relevant measures in the Code of Construction Practice and the recommendations in Section 5 of the Preliminary Ecological Appraisal. This should be referred to in a modified suggested condition 11:

11) Site clearance and construction shall be carried out in accordance with the "Note- Construction Stage Ecological Mitigation" (Received 13.12.21) hereby approved. The development shall be carried out in accordance with the approved details and the location and timing of sensitive works should avoid harm to biodiversity features; specialist ecologists shall be present on site to oversee works where necessary and there shall be use of protective fences, exclusion barriers and warning signs as appropriate.

The recommendation remains unchanged