

REFERENCE NO - 22/502289/REM		
APPLICATION PROPOSAL Reserved Matters of access, appearance, landscaping, layout and scale of temporary car park (being alternative to those approved under 20/502037/REM) pursuant to outline application 16/507292/OUT as varied by 18/506609/OUT (Application to vary conditions 3, 4, and 5 of planning permission 16/507292/OUT (outline application with access sought for development of medical campus) to allow for the relocation of the Nature Reserve).		
ADDRESS Kent Medical Campus Newnham Way Maidstone Kent		
RECOMMENDATION Application Permitted		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal will provide the Innovation Centre with additional parking to the parking demands for that type of use and to cater for Events and Conferences. A condition is suggested to tie the development with the occupation of the Maidstone Innovation Centre. The location of the proposed car park would not be acceptable as a permanent feature due to short range harmful impact from an open surfaced car park in a visually prominent location on a key junction on the main spine road with limited scope for significant landscaping other than the native hedgerow proposed. A condition is suggested that it only be in place for 5 years from implementation pending a longer-term permanent solution being progressed. As a temporary proposal, it would not prejudice the long term continued development of the Campus site as per Policy RMX1 (1). It does not breach maximum parking standards on the overall site. KCC Highways have no objections.		
REASON FOR REFERRAL TO COMMITTEE The Council is the applicant		
WARD Boxley	PARISH/TOWN COUNCIL Boxley	APPLICANT Maidstone Borough Council AGENT Andrew Wells Planning & Design
CASE OFFICER: Marion Geary	VALIDATION DATE: 13.05.2022	DECISION DUE DATE: 08.07.2022
ADVERTISED AS A DEPARTURE: NO		

Relevant Planning History

16/507292/OUT

Outline Application with access matters sought for development of medical campus comprising up to 92,379 m² of additional floorspace (including additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (classes C2/D1); education and training facilities with residential accommodation (class C2/D1); keyworker accommodation for nurses and doctors (class C3); pathology laboratories (class B1); business uses (class B1); ancillary retail services (class A1, A2, A3); and up to 116 bed class C2 neuro-rehabilitation accommodation; internal roads and car parks, including car park for residents of Gidds Pond Cottages; hard and soft landscaping including creation of a nature reserve (to renew existing consent 13/1163).
Approved Decision Date: 16.06.2017

18/506658/REM

Reserved Matters of appearance, landscaping, layout and scale pursuant to outline application 16/507292/OUT (outline application with access sought for development of

medical campus) for construction of proposed four storey Innovation Centre office building (Class B1) and associated external works.

Approved Decision Date: 17.04.2019

20/502037/REM

Reserved Matters of appearance, landscaping, layout and scale of temporary car park pursuant to outline application 16/507292/OUT as varied by 18/506609/OUT (Application to vary conditions 3, 4, and 5 of planning permission 16/507292/OUT (outline application with access sought for development of medical campus) to allow for the relocation of the Nature Reserve).

Approved 03.09.2020

1. DESCRIPTION OF SITE

- 1.01 The application site is located within the Kent Medical Campus (KMC), in a corner plot to the south of Gidds Pond Way and east of Newnham Court Way.
- 1.02 The site has an area of approx. 0.2ha and is sunken below road level by approx. 4m. Access from Newnham Court Way would be via a ramped track and footpath.
- 1.03 The Maidstone Innovation Centre is on the northern side of Gidds Pond Way, immediately opposite the application site.

2. PROPOSAL

- 2.01 The site has outline planning permission for a large scale mixed use (medical campus led) development with a requirement that all reserved matters be submitted within 10 years (ie before 16.06.2027).
- 2.02 This Reserved Matters application is a proposal for a temporary overflow car park of 42 spaces for the recently opened 'Innovation Centre' which is owned by MBC. The proposal is stated to be specifically for staff and visitors to the Maidstone Innovation Centre.
- 2.03 It is a revision of Reserved Matters application 20/502037/REM which was approved by Planning Committee in September 2020, for a 5 year temporary, 42 space car park surfaced in tarmac and landscaped with native trees and a native hedgerow.
- 2.04 The differences are an access point closer to the junction with Gidds Pond Way. The surface of the car park to be a perforated grid with gravel. The area of the car park is slightly reduced by a different layout and the footpath link is shorter. Overall, there is less engineering with this amended scheme. The proposed landscape screening is also amended to a mixed native hedgerow on all sides of the car park.
- 2.05 The applicant would prefer a temporary permission of 10 years compared to the 5 years granted previously. It is still intended that a multi-level car park will be provided in the longer term to serve the wider campus (although there is no timescale given for delivery).

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017 SS1, SP1, RMX1(1), DM1, DM23

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Maidstone Borough Council – Local Plan Review Regulation 22 Submission

- The Regulation 22 submission comprises the draft plan for submission (Regulation 19) dated October 2021, the representations and proposed main modifications. It is a material consideration and some weight must be attached to the document because of the stage it has reached. This weight is limited, as it has yet to be the subject of an examination in public.

4. LOCAL REPRESENTATIONS

Local Residents:

- none received

5. 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 Boxley PC: No objection
- 5.02 KCC Highways: No objections.

6. APPRAISAL

Principle

- 6.01 The principle of this type of development has been established by the previous approval, complying with Policies SS1 and SP1: the urban area being the sustainable focus for new development.
- 6.02 There is no approved masterplan as such for the Kent Medical Campus. The application site is indicated in the outline planning permission "The Vision" drawing for an L-shaped building wrapping around the outer corner of the plot with some car parking to the rear. The outline permission indicates that communal parking would also be provided across the campus in addition to plot based parking.
- 6.03 This proposed temporary car park is in a relatively small and confined portion of the overall site and is to serve new business provision, complying with Policy RMX1(1). It would not prejudice the ongoing economic development of the surrounding land in accordance with that policy.
- 6.04 The proposed car park will still be linked to the Innovation Centre. Therefore, the principle is still acceptable as a temporary transitional arrangement until such time as a central communal parking facility is provided (envisaged to be a multi storey or undercroft style rather than open air)

Highways and Parking

- 6.05 KCC does not object.
- 6.06 The 42 space car park approved under 20/502037/REM were concluded to comply with the Environmental Impact Assessment and Campus wide Travel Plan pursuant to the outline planning permission.
- 6.07 Therefore the acceptability of the development in terms of highway safety and level of overall parking for the campus has been established by the previous approval. The consent would need the re-imposition of conditions on the maximum gradient of the access ramp, and a condition requiring the parking to be associated with the Innovation Centre only.

Visual Impact and Landscaping

- 6.08 Due to local topography and screening by existing buildings and by being sunken, there is no medium and long range visual or landscape impact. However, there is short range visual impact from an open surfaced car park in a visually prominent location on a key junction on the main spine road. Therefore, when assessed against Policy DM1 of the MBLP, only a temporary planning permission of up to 5 years would be appropriate in my view. The applicant's request for a 10-year temporary planning permission is not considered to be justified.
- 6.09 In terms of landscaping, the size and location of the application site and the temporary nature of this proposal do not make it appropriate for large areas of structural tree planting. The native hedgerow planting around the car park is therefore appropriate. The applicant is limited in proposing additional landscaping as this is not acceptable to the landlord of the overall site.

Other Matters

- 6.10 The application details that new, low lux level LED, solar powered lighting columns around the perimeter of the car park will ensure the safety of the car park users.
- 6.11 This site has minimal ecological value and has outline planning permission to be the site of a building with associated car parking in the future. All of the principles and maintenance arrangements set out in the previously agreed LEMP will apply equally to the planting proposed as part of this scheme. Hibernacula, ponds and higher quality terrestrial habitat to benefit GCN have been created elsewhere at more appropriate locations on the Campus and so there is no necessity to achieve this within the application site plus there are also nesting boxes for birds and bats throughout the wider development site.
- 6.12 As with the approval 20/502037/REM, the details submitted incorporate measures to minimise the risk of crime.
- 6.13 Matters such as sustainable drainage, contamination, archaeology, construction management, hard surfacing; boundary treatments and electric vehicle charging points will be dealt with in subsequent discharges of planning conditions on the outline planning permission.

PUBLIC SECTOR EQUALITY DUTY

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

7. CONCLUSION

- 7.01 The proposal will provide the Innovation Centre with additional parking to the parking demands for that type of use and to cater for Events and Conferences. A condition is suggested to tie the development with the occupation of the Maidstone Innovation Centre.
- 7.02 The location of the proposed car park would not be acceptable as a permanent feature due to short range harmful impact from an open surfaced car park in a visually prominent location on a key junction on the main spine road with limited scope for significant landscaping other than the native hedgerow proposed. As a temporary proposal, it would not prejudice the long term continued development of the Campus site as per Policy RMX1 (1)
- 7.03 It does not breach maximum parking standards on the overall site. KCC Highways have no objections

8. RECOMMENDATION

APPROVE Reserved Matters subject to the following conditions:

- 1) The car park hereby permitted shall be commenced within 2 years from the approval and the Local Planning Authority shall be notified in writing of the date of commencement within 1 calendar month of that event. On or before 5 years from the date of completion, the car park shall be removed and the land upon which it is sited shall either be restored to its former condition or developed in compliance with a subsequent planning permission/approval of Reserved Matters.
Reason: There is inadequate justification for the location, form and materials on a long term basis due to harmful visual impact.
- 2) The gradient of the access to the car park hereby approved shall be no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter.
Reason: In the interests of highway safety.
- 3) The car park hereby approved shall be used only by staff and visitors in association with the occupation of the Maidstone Innovation Centre.
Reason: It is the specific use of the Innovation Centre which justifies a divergence from the parking strategy of the Environmental Impact Assessment of the outline planning permission.
- 4) The approved landscaping details shall be carried out in the first planting season following completion. Any plants which, within 5 years from planting, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected, shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.
Reason: To ensure a satisfactory setting and external appearance to the development.
- 5) The development hereby approved shall be carried out in accordance with drawing PL / 690 / 01 E.
Reason: For the avoidance of doubt.

INFORMATIVE

- 1) You are reminded that conditions of the outline planning permission will need to be discharged prior to commencement: 9 (contamination); 10 (surface water drainage); (14) Construction Management Plan and Code of Construction Practice; (15) Archaeology; (17) hard surfacing; (18) boundary treatments; (19) lighting; (20) electric vehicle charging points.