

REFERENCE NO - 22/502968/FULL			
APPLICATION PROPOSAL			
Section 73 – Part retrospective application for Minor Material Amendments to approved plans condition 20 (being amendment to accommodate the required design changes to incorporate the security requirements within the gables (retrospective); additional wind catcher; new cycle store; changes to surfacing (retrospective); and minor changes to elevations/fenestration (retrospective)) pursuant to 19/505310/FULL (Demolition of existing cafe building and erection of New Mote Park Centre with associated terraces, bin storage and car parking and the erection of storage, mess and welfare building for park maintenance team).			
ADDRESS – Mote Park, Willow Way, Maidstone			
RECOMMENDATION – APPROVE WITH CONDITIONS			
SUMMARY OF REASONS FOR RECOMMENDATION			
<ul style="list-style-type: none"> The proposed changes are considered to be acceptable and still result in buildings of high quality as per the original conclusion under application 19/505310/FULL, and the external changes would not harm the historic park in accordance with policies DM1 and DM4 of the Local Plan. 			
REASON FOR REFERRAL TO COMMITTEE			
<ul style="list-style-type: none"> The applicant is Maidstone Borough Council. 			
WARD Shepway North	PARISH COUNCIL N/A	APPLICANT Maidstone Borough Council AGENT GDM Architects	
CASE OFFICER: Richard Timms	VALIDATION DATE: 17/06/22	DECISION DUE DATE: 16/09/22	
ADVERTISED AS A DEPARTURE: NO			
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
19/505310	Demolition of existing cafe building and erection of New Mote Park Centre with associated terraces, bin storage and car parking and the erection of storage, mess and welfare building for park maintenance team.	APPROVED	20.12.19

1.0 DESCRIPTION OF SITE

1.01 The application relates to the new Mote Park visitors centre buildings which are under construction and nearing completion. The buildings are in the northwest corner of the park to the east of the main entrance and car park, and north of the children’s play areas and ‘adventure zone’.

2.0 PROPOSAL

2.01 The application seeks changes to the approved plans for the visitors centre summarised as follows (partly retrospective as indicated), which will be discussed in more detail in the assessment below:

- Changes to the outside gables of both buildings to incorporate external roller shutters (retrospective) and installation of external roller shutters on all but the high-level windows.
- Changes to elevations/fenestration (retrospective).
- One additional wind catcher.
- A new cycle store.
- Changes to surfacing (retrospective).

3.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough Local Plan (2011-2031): SS1, SP1, SP18, SP19, DM1, DM2, DM3, DM4, DM8, DM21, DM23,
- Kent Waste and Minerals Plan (amended 2020)
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Maidstone Local Plan Review (Regulation 19)

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 wish to offer any comments.

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

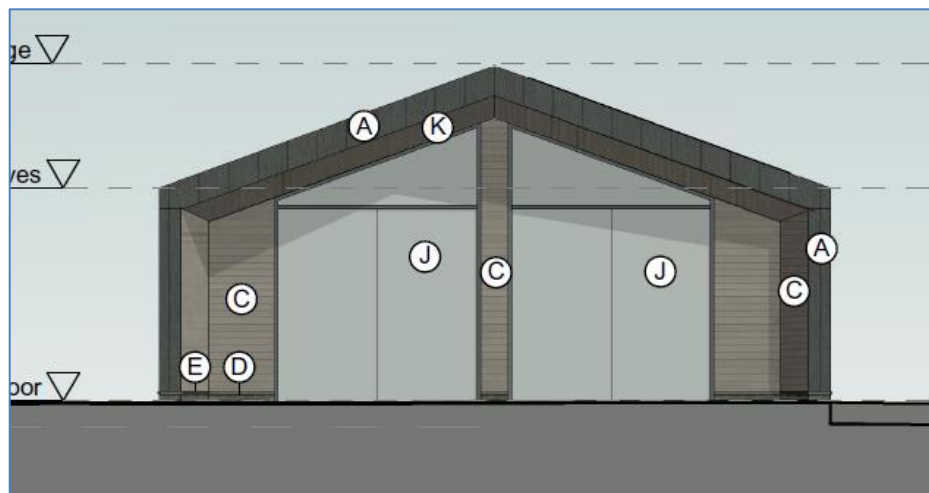
6.0 APPRAISAL

6.01 Planning permission has already been granted for the visitors centre and this application proposes to make some amendments to its appearance and within its curtilage through amending the plans approved under condition 20. In line with section 73 of the Town and Country Planning Act 1990, the local planning authority can only consider the consequences of the proposed changes to the condition and cannot re-visit the principle of the development or any other matters relating to the permission. Each change will be assessed below.

Proposed Changes to the Visitors Centre - Roller shutters within gables and windows; changes to elevations and fenestration; and additional wind catcher.

6.02 The approved visitors centre is made up of two separate buildings, the western one providing flexible meeting space and toilets, and the eastern one a café. The outside gables of both buildings would change with the glazed sections broken above the doors to provide space for the roller shutters as shown below.

Approved



Proposed



6.03 Importantly the roller shutters will be housed within the external window reveal behind the timber cladding and so would not protrude or be visible when not in use. For the windows on the sides of both buildings, the shutters will be within the eaves so would also be hidden when not in use. The appearance of the gables and the buildings is still considered to be acceptable, and the changes do not compromise the overall appearance or quality of the building in accordance with policy DM1 of the Local Plan.

6.04 External roller shutters by their nature are not attractive features. However, they would be used when the buildings are closed, which in the main would be during night-time hours (between dusk and 9am), and so on balance this

is not considered to be unacceptable or unduly harmful to the historic park. They would be a dark grey metal to match the roof material which is appropriate.

6.05 The other changes to the buildings are relatively minor with the windows set down slightly more from the eaves, top hanging windows in places, some additional doors, a slightly larger brick plinth, a flat zinc panel over the top of the sliding doors to hide the electric door gear, and an additional wind catcher to the two already approved. These changes are considered to be acceptable and do not compromise the overall appearance or quality of the buildings in accordance with policy DM1 of the Local Plan.

Proposed Changes within the Curtilage – New cycle store, and changes to surfacing

6.06 Covered cycle parking is proposed to the northwest of the building and being a relatively small structure close to the main car park it would not result in harm to the character or appearance of the historic park in accordance with policy DM4 of the Local Plan. The changes to surfacing involve the use of tarmac in the turning head for the refuse store which is acceptable as it adjoins an existing tarmac road.

7.0 CONCLUSION

7.01 The proposed changes are considered to be acceptable and still result in buildings of high quality as per the original conclusion under application 19/505310/FULL, and the external changes would not harm the historic park in accordance with policies DM1 and DM4 of the Local Plan. As any approval will create a new planning permission all relevant conditions and approvals will be attached.

8.0 RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

Conditions:

1. The visitor's centre and maintenance building shall be carried out in accordance with the Arboricultural Method Statement approved under application 21/502199/SUB.

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

2. The visitor's centre development shall be carried out in accordance with the ragstone details approved under application 21/505632/SUB.

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

3. The visitor's centre development shall be carried out in accordance with the landscaping scheme approved under application 22/501904/SUB.

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

4. The visitor's centre development shall be carried out in accordance with the Public Art Delivery Plan approved under application 21/505434/SUB unless otherwise agreed in writing with the local planning authority.

Reason: To comply with the Council's public art guidance.

5. The approved details of the cycle parking in connection with the visitor's centre shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them.

Reason: In the interests of promoting sustainable travel.

6. The visitor's centre buildings shall achieve a Very Good BREEAM 2018 rating. A final certificate shall be issued to the Local Planning Authority for written approval to certify that a Very Good BREEAM 2018 rating has been achieved within 6 months of the first occupation of the development.

Reason: To ensure a sustainable and energy efficient form of development.

7. The materials to be used in the construction of the external surfaces of the visitor's centre building shall be as shown on drawing no. WD201 Rev C9.

Reason: To ensure a satisfactory appearance to the development.

8. The maintenance building development shall be carried out in accordance with the fencing details approved under application 21/503187/SUB and retained thereafter.

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

9. The maintenance building development shall be carried out in accordance with the replacement disabled parking details approved under application 21/503406/SUB and they shall be provided prior to the occupation of the maintenance building.

Reason: To ensure replacement disabled parking bays.

10. The maintenance building development shall be carried out in accordance with the landscaping scheme approved under application 21/503405/SUB.

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

11. The visitor's centre and maintenance building shall be carried out in accordance with the lighting details approved under application 21/504762/SUB.

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

12. The visitor's centre and maintenance building shall be carried in accordance with the bat boxes approved under application 21/503407/SUB and maintained thereafter.

Reason: In the interests of biodiversity enhancement.

13. All planting, seeding and turfing specified in the approved landscape details shall be carried out either before or in the first planting season (October to February) following the occupation of the building(s) or the completion of the development, whichever is the sooner; and seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, 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: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.

14. No open storage of plant, materials, products, goods for sale or hire or waste shall take place on the land apart from within the compound area for the maintenance building.

Reason: To safeguard the character and appearance of the surrounding area.

15. The roller shutters shall be finished in a 'RAL7021 Matt' colour.

Reason: For clarity and to ensure a satisfactory appearance to the buildings.

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

Visitors Centre (Application 22/502968/FULL):

Drawing nos. 4203 WD102 Rev C14; 4203 WD103 Rev C13; 4203 WD104 Rev C2; 4203 WD105 Rev C4; 4203 WD201 Rev C9; 4203 WD202 Rev C9; 4203 WD008 Rev C10; 4203 P203 Rev P1; 4203 WD445 Rev C2; 4203 WD446 Rev C4; and 4203 WD448 Rev C3.

Maintenance Building (Application 19/505310/FULL):

Drawing nos. 02203 1107 P03; 02203 1110 P01; 02203 1111 P02; 02203 2050 P02; 02203 3050 P02; and 02203 3051 P02.

Reason: For clarity and to ensure the development is undertaken satisfactorily.