

Urgent Update: Planning Committee 15 February 2024

Item 13 Pages 7-28

Mote Road Car Park, Mote Road, Maidstone, Kent

APPLICATION: 23/505731/FULL

Background and Proposal

Pg 10, para 2.02:

Typographical error – amend to read (new text = **bold** / deleted text = ~~strikethrough~~):

Reduction to quantum of commercial space by ~~500~~ **443** SQM (1169 SQM to ~~669~~ **726** SQM).

Pg 11, para 2.03

Clearer indication of the reasons for the changes proposed and background to the scheme:

For this proposal a new architect is in place who has undertaken a technical review of the scheme. Accordingly, the application seeks to better address Building Regulations requirements, namely those relating to fire standards. In addition, refinements to the level of commercial are related to current demand. The aforementioned changes have given the opportunity to make improvements to the overall layout and design of the scheme. When the Original Permission was presented to Planning Committee ~~there was an expectation that~~ **the Committee resolved that** the top and the base of the buildings would be further enhanced ~~as per the Committee resolution~~. However, this was not progressed prior to the decision being issued rather a condition was attached. Therefore, officers have engaged positively with the applicant through a planning performance agreement to further progress the design of the building including this issue and the changes are reflected in this amended proposal.

Relevant Planning History

Pg 9

Revision to encompass a further procedural change:

The Council is in receipt of a Non-Material Amendment application (**NMA**) to amend the description of development as detailed under this application and permission ref. 20/505707/FULL. The change seeks to remove the reference to quantum of floorspace for the commercial use and instead proposed reduced area as set out in the Proposal section of this report – the revised quantum would be secured by condition. **Furthermore, this proposal seeks to increase the number of parking spaces by two, bringing the total to 49 spaces, the description of development would also need to be amended to capture this change.** Should the committee resolution be to approve, then the NMA would be decided prior to issuing a final decision for this application.

Landscape/Open Space

Pg 17, para 6.31

Further clarity about the provision of amenity space.

It is the case that the same area of open space would be available, as per the

Original Permission. **Therefore, all residential units will have a private balcony and there would be two shared rooftop amenity areas to the top of Block A. The ground floor would also comprise shared public amenity space.**

Parking

Pg 19, para 6.46

Correction to parking numbers:

The applicant has confirmed that there are 49 parking spaces and not 47 as stated in the report and it is highlighted that this is reflected on the submitted plans, amendment to para 6.46 as follows:

The site is located centrally within Maidstone town centre with good access to local amenities as well as a range of transport options, namely the Bus Station, railway stations, cycle parking and a car club (secured under the Original Permission). When referring to the maximum parking standards in the Kent Parking Standards (SPG4, 2006) it shows that the maximum number of spaces should be 262. In total 47 49 car parking spaces are proposed and this is ~~unchanged~~ ~~minor from the original permission~~ increase to parking provision will have a relatively neutral impact when compared with the provision as originally proposed. Given the central location of the development, it is the case that there are a wide range of sustainable transport options and therefore, the quantum proposed is considered to be acceptable.

Amended Conditions

Condition 2: Approved Drawings

There is a need for corrections to the drawing numbers as follows:

The development shall be carried out in accordance with the following drawings and documents:

- 6262-5PA-02-Z00-DR-A-001 Rev A Blocks A & B Site Location Plan
- 6262-5PA-PL-ZZ-DR-A-050 Rev B - Block A & B - North & South Proposed Elevation
- 6262-5PA-PL-ZZ-DR-A-051 Rev B - Block A & B East & West Proposed Elevation
- 6262-5PA-PL-ZZ-DR-A-070 Rev A - Block A & B Proposed Sections
- 6262-5PA-PL-ZZ-DR-A-052 Rev B - Block A & B Proposed Elevation
- 6262-5PA-PL-ZLG-DR-A-001 Rev E – Proposed Level LG Plan
- 6262-5PA-PL-Z00-DR-A-002 Rev D – Proposed Level 00 Plan
- 6262-5PA-PL-Z01-DR-A-003 Rev D – Proposed Level 01 Plan
- 6262-5PA-PL-Z02-DR-A-004 Rev D – Proposed Level 02-05 Plan
- 6262-5PA-PL-Z06-DR-A-006 Rev D – Proposed Level 06 Plan
- 6262-5PA-PL-Z07-DR-A-009 Rev D – Proposed Level 07 Plan
- 6262-5PA-PL-Z09-DR-A-011 Rev D – Proposed Level 09 Plan
- 6262-5PA-PL-Z12-DR-A-014 Rev C – Proposed Level 12/Roof Plan
- Topo Survey Drg 01 June 2019
- HW&Co Landscape Masterplan Issue 9 Nov' 2020
- 0276-20-B-1B LPP Ground Floor Landscaping
- 0276-20-B-2D LPP Roof Landscaping

- Redmore Environmental Air Quality Assessment Reference: 3144r2 23/11/20
- Sharps Redmore Acoustic Planning Report Rev D 25/11/20
- GEA Desk Study & Ground Investigation Report J19176 Issue 2 November 2020
- GTA Civils Flood Risk Assessment & Drainage Strategy v3 06

Reason: For the avoidance of doubt

Condition 7 - Elevation Details:

More precise wording to Condition 7 is proposed to read:

Notwithstanding the drawings hereby approved, the construction of the development hereby permitted shall not commence above slab/podium level until further details of the ground floor façade treatment to be finished in smooth coursed ragstone and upper floor levels (the tops) of the buildings to include a **copper** metal banding ~~feature finished in copper~~ have been submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development.