

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

20 JUNE 2024

REPORT OF THE HEAD OF DEVELOPMENT MANAGEMENT

DEFERRED ITEMS

The following applications stand deferred from previous meetings of the Planning Committee. The Head of Development Management will report orally at the meeting on the latest situation.

APPLICATION	DATE DEFERRED
<p><u>23/503671/FULL - DEMOLITION OF EXISTING HOUSE AND OUTBUILDING. ERECTION OF 2 NO. DWELLINGS INCLUDING EXTENSION OF EXISTING CROSSOVER AND ASSOCIATED PARKING - MONTROSE, SUTTON ROAD, LANGLEY, MAIDSTONE, KENT</u></p> <p>Deferred to:</p> <p>Negotiate with the applicant regarding the architectural quality of the development and to retain the landscape character;</p> <p>Seek a condition that retains cordwood from tree felling;</p> <p>Amend condition 5 (biodiversity) to seek a biodiversity net gain of 20%; and</p> <p>Amend condition 6 (ecology) to remove the word 'not' from the first sentence, to read "The development hereby approved shall only proceed (including site clearance), in accordance with the advice in the Preliminary Ecological Appraisal (Arbtech, May 2023)."</p>	14 December 2023
<p><u>23/504552/FULL - DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND ERECTION OF A MIXED-USE DEVELOPMENT COMPRISING 217NO. RESIDENTIAL DWELLINGS AND 1,863.5SQM OF COMMERCIAL FLOORSPACE (COMPRISING FLEXIBLE USE CLASSES) COMPRISING BLOCK A (6-7 STOREYS), BLOCK B (8-9 STOREYS), BLOCK C & D (7-8 STOREYS), BLOCK E (3 STOREYS), PUBLIC REALM WORKS (SANDLING ROAD FRONTAGE AND</u></p>	21 March 2024 adjourned to 25 March 2024

PUBLIC PIAZZA), CAR AND CYCLE PARKING, LANDSCAPING, INFRASTRUCTURE (INTERNAL ROADS), EARTHWORKS, AND ANCILLARY WORKS (SUB-STATIONS AND GENERATOR) - FORMER ROYAL MAIL SORTING OFFICE, SANDLING ROAD, MAIDSTONE, KENT

Deferred to:

Explore the possibility of more contextual massing in the design of buildings;

Explore improving the quality of the open space proposed including more useable spaces; and

Explore locking the applicant into the delivery of 100% affordable housing by way of, for example, a Grampian condition or cascade legal agreement.

23/503025/FULL - CHANGE OF USE OF EXISTING CARE HOME TO 11NO. RESIDENTIAL APARTMENTS, INCLUDING ERECTION OF 2NO. FIRST FLOOR EXTENSIONS, AN ADDITIONAL REAR DORMER, ALTERATIONS TO FENESTRATION, AND ASSOCIATED PARKING, LANDSCAPING, AMENITY SPACE AND SECURE BIN/CYCLE STORAGE - THE VALE NURSING HOME, 191 WILLINGTON STREET, MAIDSTONE, KENT

Deferred to:

Enable Members to consider the financial viability appraisal and the independent review of that appraisal which concluded that the scheme does not appear sufficiently viable to support a contribution towards affordable housing;

Explore the possibility of a mechanism to prevent some future occupiers from having cars and consider what impact that would have on the parking on the site and whether that would lead to the protection of the grass verge. This to include consideration of a car scheme for occupiers with no parking spaces;

Seek further information about the permeability of the surfacing to be used for the parking area and how that permeability will be maintained going forward;

Negotiate the incorporation of native tree cover into the site frontage to soften the visual impact and break up the car parking;

23 May 2024

Negotiate integral niches for wildlife;

Explore the possibility of further native tree planting along the site boundaries, particularly along the north and northeast boundaries, to create some enclosure; and

Seek further information about the renewables to be used in order to understand the design and amenity impacts.

