

Urgent Update: Planning Committee 16 January 2025

Item 14 Pages 34-43

APPLICATIONS (A): 24/504650/REM and (B): 24/504651/REM

5 Tonbridge Road, Maidstone

Discussion (A) and (B)

The original outline planning permission contained a condition on ecological enhancement and whilst bird and bat boxes in trees were proposed and approved, measures integrated into the buildings were not secured. This can now be required by condition as well as gaps in (non-acoustic) garden boundary fences for wildlife to pass such as hedgehogs.

AMEND RECOMMENDATION

Additional Condition 5 to both Applications (A) and (B)

5) No development above slab level shall take place until details of a scheme for the enhancement of ecology on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of ecology through integrated methods into the fabric of the buildings by means such as swift bricks, bat tubes and bee bricks, and hedgehog corridors via (non-acoustic) garden boundary fences. The development shall be implemented in accordance with the approved details prior to the first use/occupation of any unit or area to which the details relate and all features shall be permanently retained and maintained thereafter.

Reason: To enhance ecology.