

REPORT SUMMARY**REFERENCE NO - 18/500229/REM****APPLICATION PROPOSAL**

Reserved matters of scale, appearance and layout to application 17/504144/OUT for erection of 51 dwellings and associated vehicular and pedestrian access, car and cycle parking, street and external lighting, main services, bin stores and other ancillary development.

ADDRESS 5 Tonbridge Road Maidstone Kent ME16 8RL**RECOMMENDATION** Approve Reserved Matters subject to conditions**SUMMARY OF REASONS FOR RECOMMENDATION**

The application shows a 7m set back from Tonbridge Road and a staggered approach to the building line (northern) boundary of the site. The scheme has high quality elevational materials used within the scheme and no render. The scheme therefore accords with the aspirations of the Planning Committee when they determined the outline planning permission and meets all other relevant policies in terms of visual impact, design, highway impact and residential amenity subject to additional conditions to safeguard privacy to some neighbouring private gardens.

REASON FOR REFERRAL TO COMMITTEE

The outline planning permission was subject to a resolution that the reserved matters application will be reported to the Planning Committee as this is a key site due to its prominent location adjacent to the railway station. In particular, to address the set back of the development from Tonbridge Road and the elevational treatments to be used in the buildings.

WARD Fant**PARISH/TOWN COUNCIL****APPLICANT** Corbens Place Ltd
AGENT**DECISION DUE DATE**

04/05/2018

PUBLICITY EXPIRY DATE

16/02/18

OFFICER SITE VISIT DATE

24/01/18

RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):**5 Tonbridge Road**

15/503951/DEMREQ Prior notification of proposed demolition of a single storey building divided into 2no retail units, a separate 2 storey shop with office above, range of single storey outbuildings.

PAR- Prior Approval Required 16.06.2015

15/506273/DEMREQ Prior notification of proposed demolition: Single storey building divided into 2 retail units, 2-storey building with shop on ground floor and offices on first floor and single storey outbuildings as shown on drawing no. TRCLD-04 Issue A and to be carried out in accordance with the Proposed Method Statement for Demolition received on 5th August 2015.

PRANR - Prior Approval Not Required 01.09.2015

15/510179/OUT Outline application (All matters reserved) for redevelopment with up to 65 dwellings and associated vehicular and pedestrian access, car and cycle parking, street and external lighting, main services, bin stores and other ancillary development.

PER - Application Permitted 22.12.2016

17/504144/OUT Removal of condition 14 (scheme of mitigation to address poor air quality shall be provided) of planning permission 15/510179 (All matters reserved) for redevelopment with up to 65 dwellings and associated vehicular and pedestrian access, car

and cycle parking, street and external lighting, main services, bin stores and other ancillary development.

PER - Application Permitted 18.12.2017

18/500718 /REM Reserved matters application for access (conditions 1, 2 and 4) and landscaping (conditions 1 and 3) of 17/504144/OUT (Removal of condition 14 (scheme of mitigation to address poor air quality shall be provided) of planning permission 15/510179 (All matters reserved) for redevelopment with up to 65 dwellings and associated vehicular and pedestrian access, car and cycle parking, street and external lighting, main services, bin stores and other ancillary development.)

PCO - Pending Consideration and subject to consideration at this Planning Committee meeting

18/500262/SUB Submission of details pursuant to Condition 5 (part approval) (External materials), Condition 8 (Existing and proposed site levels), Condition 9 (Renewable/low Carbon Technology), Condition 10 (Archaeology), Condition 11 (Contamination), Condition 14 (Offsetting air pollution), Condition 16 (Travel plan), Condition 19 (Biodiversity) and Condition 20 (Phasing plan) for planning permission 17/504144/OUT

PCO - Pending Consideration

18/500722/SUB Submission of Details Pursuant to Condition 5: External Surface Details, Condition 7: Refuse Storage Arrangement Details, Condition 13: Noise & Vibration Assessment Details & Condition 18: Surface Water Drainage System & Maintenance Details under Reference 17/504144/OUT.

PCO - Pending Consideration

3 Tonbridge Road

16/501842/PNOCLA Prior notification for the change of use of a building from office use to a 9 No. apartments.

PRANR- Prior Approval Not Required 23.06.2016

16/507491/FULL Demolition of existing buildings and erection of 20 No. Apartments PER – Approved 16.06.2017

16/508704/PNOCLA Prior notification for the change of use of an office to 7 no. residential units. For it's prior approval to Transport and Highways impacts of the development. Contamination risks on the site. Flooding risks on the site. Impacts of noise from commercial premises on the intended occupiers of the development.

PGTD-Prior Approval Granted 10.02.2017

18/500160/FULL Erection of 43 No. apartments.

PCO- pending consideration

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.01 It was resolved to grant outline planning permission subject to a legal agreement for the re-development of the site for up to 65 dwellings at the Committee meeting of 4 August 2016 under application reference 15/510179/OUT and permission approved on the 22 December 2016. A revision to condition 14 in regard to Air Quality was agreed at the Committee meeting of 5 October 2017 under application reference 17/504144/FULL subject to a deed of variation in regard of the legal agreement and permission approved on 18 December 2017.

- 1.02 The application site relates to an area of land located to the south of Tonbridge Road. Measuring approximately 0.77ha in area, the site has two existing access points from Tonbridge Road to the north of the site. The site lies to the west of Maidstone West railway station and contains a number of existing commercial buildings. The buildings on the site vary in size and appearance, although they do not exceed 2-storeys in height. The site is irregular in shape with the site at its widest in the centre and tapers to the southern tip. The site is on various levels with a general fall in ground level from north to south and there are land level changes east to west. Existing retaining walls and building design take advantage of the site levels.
- 1.03 There are five distinct groups of buildings and a number of different commercial occupiers. Buildings fronting Tonbridge Road are currently in retail use, occupied by a fireplace shop and a golf shop. The area in the centre of the site is occupied by storage firm, FPS distribution occupied the lower section of the site and the extreme south of the site was used as a vehicle repair garage. All existing uses would need to vacate the site and all buildings would be demolished in phases (a prior notification application for the demolition has been approved).
- 1.04 The railway line adjoins the site and curves around the site to the south and east.
- 1.05 To the east of the site no. 3 Tonbridge Road is an existing 3 storey building which benefits from a prior notification application for conversion to residential. This adjoining site has planning permission for development of 20 flats and is also the subject of a current planning application for demolition of existing buildings and the construction of a residential flatted redevelopment. There is currently a large area of hardstanding to the rear of the existing building. To the west of the site sited on higher ground and fronting Tonbridge Road is a large building providing the Vines Medical Practice with residential properties to the rear in Vine Mews and Rowland Close adjoins the site to the south-western corner.
- 1.06 The properties opposite the site in Tonbridge Road are in a mix of uses, with many converted to residential use.
- 1.07 The site is outside a conservation area, with the nearest listed buildings approximately 100 metres to the east and west of the site. There are no protected trees or landscape designations on the site.

2.0 PROPOSAL

- 2.01 The proposal seeks reserved matters approval in regard of scale, appearance and layout for the whole site which is 19 flats and 32 houses. The reserved matters for access and landscaping is also in this agenda (18/500718 /REM). Two applications are pending for discharge of various planning conditions (18/500262/SUB and 18/500722/SUB as detailed above).
- 2.02 The access road remains as existing, running along the eastern boundary of the site, and then swings in to the rear of the site where it splits into 2. An acoustic fence is proposed along this boundary where there is a need to deal with noise from the railway line.
- 2.03 Essentially the layout of the scheme is for a flat roofed 4 storey block of 1 x 1-bed and 18 x 2-bed apartments fronting Tonbridge Road with 18 open parking spaces to

the rear (one with scope to be a disabled space). Beyond are a series of terraces of 28 houses with 2 pairs of semi detached houses.

- 2.04 The apartment block has 3 flats on the ground floor with a cycle store and a separate bin store with the main entrance at the side and another to the south from the car park. There are 5 flats on each of the upper floors, 3 of which on each floor have south facing balconies.
- 2.05 There is a foyer with lift and staircase access to all floors. The footprint of the flats has a staggered façade to the Tonbridge Road. Most of the frontage is set 7m from the back edge of the footpath, the western end is set 9m back.
- 2.06 The roof has a low parapet of 900mm to all sides. There is a low lift overrun (900mm high) plus a set of PV panels in 6 rows angled to face south.
- 2.07 Terrace blocks 5 and 6 are 12 houses, all 2.5 storeys and run north to south with frontages facing east onto the access road. These have a car parking space each on the frontage. They are 3 bed roomed with the main bedroom in the roof space served by a dormer window to the front and 2 rooflights to the rear.
- 2.08 Terrace block 1 (9 houses) runs east–west with a frontage facing south. It comprises 3 x 3 storey town houses of 4 bedrooms each and 6 x 2.5 storey dwellings of 3 bedrooms each. The houses have one parking space each opposite and the town houses have integral garages. The town houses have first floor living rooms with Juliette balconies to the rear.
- 2.09 Terrace block 2 runs north-south facing east and comprises 7x 2.5 storey dwellings of 3 bedrooms each with parking close to the frontages.
- 2.10 The two sets of semi-detached houses (referred to by the architect as “terraces 3 and 4”) are at the southernmost end of the site. They are both 3 storey and have 4 bedrooms each. Terrace block 4 is dual aspect, with one rear Juliette balcony and has 2 open parking spaces. Terrace block 3 has 4 parking spaces, one being in a garage.
- 2.11 There are 5 visitor spaces in the southern end of the site.

3.0 POLICY AND OTHER CONSIDERATIONS

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Local Plan 2017:: SP1, H1(14), DM1, DM2, DM5, DM6, DM23

4.0 LOCAL REPRESENTATIONS

- 4.01 **Local Residents** Adjoining neighbours were notified of the application as originally submitted. A site notice was also put up at the site. One objection has been received in response:
 - *Serious concerns in regards to the safety terms of the traffic and pedestrians on the Tonbridge Road. The road is extremely fast with numerous left and right turns and "cut troughs". Large amount of lane changing takes place around the one way system or onto the London Road. The road is renowned*

for accidents (minor and major). Very recently there was a fatality. This road would not cope with the large amount of site traffic generated during construction.

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 **Environment Agency** No objection
- 5.02 **KCC Lead Local Flood Authority:** no comment
- 5.03 **Southern Water:** no comment
- 5.04 **Kent Police:** No comment
- 5.05 **UK Power Networks** No objections
- 5.06 **KCC Highways and Transportation: no objections:** The proposed parking provision is therefore considered acceptable and to be broadly in line with IGN3 standards. Sufficient cycle parking provision should be provided to meet the guidance recommended in SPG4. The additional swept path analysis for a refuse freighter, private car, pantechnicon and fire appliance provided by the applicant has been reviewed and is considered satisfactory. Therefore, the turning provision is considered adequate for both smaller and larger vehicles to turn and then exit onto the public highway in forward gear. Request conditions in regard to construction Management; surface water; vehicle parking spaces; vehicle loading/unloading and turning; pedestrian visibility splays.
- 5.07 **Parks and Open Space:** Reiterate the need for contributions (which were secured at outline stage)
- 5.08 **Waste Services** No objections subject to refuse storage provision allocated to the flats. Areas for houses to be storing and presenting bins. For the flats, the bin store must be no more than 10m from the point at which the vehicle parks. The vehicle must be able to enter and exit the site with minimal reversing manoeuvres.
- 5.09 **Environmental Protection Team:** No objections

6.0 APPRAISAL

Main Issues

- 6.01 The Planning Committee resolution for the outline planning permission is as follows: *The reserved matters application will be reported to the Planning Committee to consider the details of access, layout, scale, landscaping and appearance, as Members of the Planning Committee consider this to be a key site due to its prominent location adjacent to the railway station. In particular, Members of the Planning Committee want to address the set back of the development from Tonbridge Road and the elevational treatments to be used in the buildings. When submitting the reserved matters application, the applicant is strongly encouraged to implement a staggered approach to the building line proposed along the front (northern) boundary of the site. The applicant is advised that the Members of the*

Planning Committee wish to see high quality elevational materials used within the scheme such as panelling and tinted glass rather than render.

6.02 The key issues for consideration relate to:

- **Relationship with Tonbridge Road**
- **Visual Impact/Design**
- **Residential Amenity**
- **Highway Impact**

Relationship with Tonbridge Road

6.03 In terms of the relationship with Tonbridge Road, the scheme reflects the aspirations of the Planning Committee in terms of the 7m distance set back from Tonbridge Road, the staggered frontage to add articulation and interest and the use of materials that will weather well and complement the area. The area to the frontage is shown to have landscaping and the details of that are described in 18/500718/REM elsewhere in this agenda.

Visual Impact/Design

6.04 The block of flats is buff brick, some recessed panels of alternative texture of yellow/buff brick with feature aluminium spandrel panels of slate grey or a dark/royal accent colours. Windows (UPVC or aluminium) and doors, balconies and roof coping and rain water goods all to be slate grey. No render is shown to be used. There is a predominance of large windows to the Tonbridge Road and east frontage, windows and balustraded balconies to the south elevation are also in a contemporary style.

6.05 The houses are also modern in style with large full height windows to first floor level on the front elevation of the 2.5 storey types and to both upper floors on the town houses. The front elevations and any side elevations with a street scene impact are comprised of 2 colours of bricks or decorative brickwork with some area off artificial weatherboarding (blue-grey finish). Windows and doors, balconies and roof coping and rain water goods all to be slate grey.

6.06 There are simple canopies to the entrance doors. The dormer windows are gable fronted and relatively large but satisfactory bearing in mind the form of the dwellings. The roofs are to be slate and dormers are to be clad in metal standing seam.

Residential Amenity

6.07 The apartment block is 2m from the west boundary with The Vines Medical Centre. Windows to the west elevation of the flats are few in number to factor in that relationship.

6.08 The block is 9m from the eastern boundary with 3 Tonbridge Road which has a planning permission for redevelopment to flats and a pending application to increase the number of flats. These windows are generally serving living rooms and the staircase. These distances are considered to be satisfactory from a mutual privacy point of view in a town centre location such as this.

6.09 Terrace blocks 5 and 6 are set facing 13m from the east boundary and 12m from the west boundary which is towards dwellings in Vine Mews. This separation distance is considered to be acceptable but the land level differences (Vines Mews is set several metres above the application site) means that there could be an undesirable overlooking issue from the bedroom windows of part of the terrace so a condition is needed for further details of the level difference and window design to ensure

privacy remains at an acceptable. For the same reason, there is also a suggested condition for partial removal of permitted development rights in regard of 2/3 storey rear extensions for certain plots.

- 6.10 The 2.5 storey element of Terrace block 1 is set 19m from the northern boundary which is towards Vine Mews, which is considered to be an acceptable distance in terms of residential amenity. There are obscured glazed windows to the end flank. The 3 storey townhouses in the terrace are not abutting any gardens in Vine Mews.
- 6.11 Terrace 2 is set 21m from the western boundary to dwellings at 10-12 Rowlands Close. This is an acceptable. However, the distance to the garden of 16 Rowland Close is only 13m so overlooking could be an issue. Hence a condition is needed for further details of the level differences and window design to ensure privacy remains acceptable. For the same reason, there is also a suggested condition for partial removal of permitted development rights in regard of 2/3 storey rear extensions for certain plots.

Highway impact

- 6.12 There are no objections to the parking layout or onsite turning, as these arrangements meet the appropriate standards. Kent Highways raise no objection to the scheme.
- 6.13 Concerns raised to the increase in traffic movements have already been assessed in the granting of the covered by the outline planning permission

7.0 CONCLUSION

- 7.01 It is considered that the scheme accords with the aspirations of the Planning Committee when they determined the outline planning permission and meets all other relevant policies subject to additional conditions to safeguard privacy.

8.0 RECOMMENDATION

APPROVE reserved matters subject to the following conditions:

- 1 No development above slab level of Terrace 2 or Terrace 5 shall take place until details of their relationship in terms of overlooking from first floor rear windows to neighbouring private garden areas in Rowland Close and Vine Mews respectively have been submitted to and approved by the Local Planning Authority. The details shall include proposed mitigation measures which shall be implemented as approved and retained thereafter.

Reason: To safeguard neighbouring residential amenity.

- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Class A (h) (enlargement beyond the rear wall more than single storey) shall be carried out to the plots 13, 14, 15,16, 21, 22 without the permission of the local planning authority;

Reason: To safeguard neighbouring residential amenity.

3 The development hereby permitted shall be carried out in accordance with the following approved plans/drawings;

12 Jan 2018	4213 PL 0001 B	Existing Site Plan
12 Jan 2018	4213 PL 1000 G	Proposed Site Plan
12 Jan 2018	4213 PL 203-1 C	Terrace 3 Plans
12 Jan 2018	4213 PL 204-1 C	Terrace 4 Plans
12 Jan 2018	4213 PL 253-1 D	Terrace 3 Elevations
12 Jan 2018	4213 PL 254-1 E	Terrace 4 Elevations
12 Jan 2018	4213 PL 261 D	Typical House Sections Type D-G
12 Jan 2018	4213 PL 262 D	Typical House Sections Type F
12 Jan 2018	4213 PL 600 G	Apartments Ground Floor Plan
12 Jan 2018	4213 PL 601 E	Apartments First Floor Plan
12 Jan 2018	4213 PL 602 E	Apartments Second Floor Plan
12 Jan 2018	4213 PL 603 E	Apartments Third Floor Plan
12 Jan 2018	4213 PL 604 C	Apartments Roof Plan
12 Jan 2018	4213 PL 651 F	Apartments North Elevation
12 Jan 2018	4213 PL 652 G	Apartments East Elevation
12 Jan 2018	4213 PL 653 G	Apartments South Elevation
12 Jan 2018	4213 PL 654 E	Apartments West Elevation
12 Jan 2018	4213 PL 670 E	Apartments Typical Sections
15 Feb 2018	4213 PL 201-1 Rev D	Proposed Terrace 1 Plans Sht 1
15 Feb 2018	4213 PL 201-2 Rev D	Proposed Terrace 1 Plans Sht 2
15 Feb 2018	4213 PL 202-1 Rev D	Proposed Terrace 2 Plans Sht 1
15 Feb 2018	4213 PL 202-2 Rev D	Proposed Terrace 2 Plans Sht 2
15 Feb 2018	4213 PL 205-1 Rev F	Proposed Terrace 5 Plans Sht 1
15 Feb 2018	4213 PL 205-2 Rev F	Proposed Terrace 5 Plans Sht 2
15 Feb 2018	4213 PL 206-1 Rev B	Proposed Terrace 6 Plans Sht 1
15 Feb 2018	4213 PL 206-2 Rev B	Proposed Terrace 6 Plans Sht 2
15 Feb 2018	4213 PL 251-1 Rev E	Proposed Terrace 1 Elevations Sht 1
15 Feb 2018	4213 PL 251-2 Rev E	Proposed Terrace 1 Elevations Sht 2
15 Feb 2018	4213 PL 252-1 Rev E	Proposed Terrace 2 Elevations Sht 1
15 Feb 2018	4213 PL 252-2 Rev E	Proposed Terrace 2 Elevations Sht 2
15 Feb 2018	4213 PL 255-1 Rev H	Proposed Terrace 5 Elevations Sht 1
15 Feb 2018	4213 PL 255-2 Rev H	Proposed Terrace 5 Elevations Sht 2
15 Feb 2018	4213 PL 256-1 Rev D	Proposed Terrace 6 Elevations Sht 1
15 Feb 2018	4213 PL 256-2 Rev D	Proposed Terrace 6 Elevations Sht 2
15 Feb 2018	4213 PL 660 Rev J	Proposed Apartments North & East Elevations
15 Feb 2018	4213 PL 661 Rev J	Proposed Apartments South & West Elevations
23 Feb 2018	4213 PL 700	Refuse Bin Storage
23 Feb 2018	4213 PL 701 Rev A1	Apartment Bin Store Location
23 Feb 2018	701 Rev B	Vehicle Swept Path Refuse Lorry Sheet 1
23 Feb 2018	702 Rev B	Vehicle Swept Path Refuse Lorry Sheet 2
23 Feb 2018	703 Rev B	Vehicle Swept Path Family Car Sheet 3
23 Feb 2018	704 Rev B	Vehicle Swept Path Pantechnican Sheet 4
23 Feb 2018	705 Rev B	Vehicle Swept Path Pantechnican Sheet 5
23 Feb 2018	706 Rev B	Vehicle Swept Path Fire Tender Sheet 6
23 Feb 2018	707 Rev B	Vehicle Swept Path Fire Tender Sheet 7
06 Mar 2018	4213 PL 701 Rev A1	Apartment Bin Store Location
07 Mar 2018	4213 PL 40 Rev 2A	Corbens Place Elevational Treatment
13 Apr 2018	e-mail	Material References
13 April 2018	4213 PL 1010	Plot numbers

Reason: To accord with the terms of the application.