

REPORT SUMMARY

REFERENCE NO - 18/500718/REM		
APPLICATION PROPOSAL		
<p>Reserved matters application for access (conditions 1, 2 and 4) and phase 1 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.)</p> <p>The outline application was not EIA development.</p>		
ADDRESS 5 Tonbridge Road Maidstone Kent ME16 8RL		
RECOMMENDATION Approve Reserved Matters		
SUMMARY OF REASONS FOR RECOMMENDATION		
<p>Landscaping: The strategy shows a commitment to add as many trees hedges and shrubs as practicable in a urban environment that is being developed to appropriate densities. 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 and scope for trees to be planted to absorb dust and other pollutants.</p> <p>Access: The access has been designed to the dimensions for larger service vehicles as well as ensuring suitable visibility for vehicles on Tonbridge Road and pedestrians on the footway are acceptable.</p>		
REASON FOR REFERRAL TO COMMITTEE		
<p>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</p>		
WARD Fant	PARISH/TOWN COUNCIL	APPLICANT Corbens Place Ltd AGENT
DECISION DUE DATE 08/05/18	PUBLICITY EXPIRY DATE 23/03/18	OFFICER SITE VISIT DATE 21/02/18
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		

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

18/500229/REM 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.

PCO - Pending Consideration and also being reported to this 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

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 ref 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 This proposal seeks detailed reserved matters approval in regard of access for the whole site of 51 dwellings and whilst there is a landscaping strategy for the whole site, information as to the detail of species to be planted are submitted in respect of phase 1 only (ie the access road). Details of the planting for the rest of the site are to be submitted subsequently.
- 2.02 There is a separate reserved matters application 18/500229 relating to the scale, appearance and layout, which is also subject to consideration at this planning committee. Two other current applications are pending (18/500262/SUB and 18/500722/SUB) relating to the discharge of several conditions and there are other conditions from the outline planning permission that remain to be discharged.
- 2.03 Essentially the access point is the same as indicated in the outline planning permissions. It remains as existing, running along the eastern boundary of the site, and then swings into the rear of the site where it splits into 2. It is to be a 5.5m wide tarmac road with a 1.8m wide block paved footway to one side. The visibility splay at Tonbridge Road is shown as 2.4m by 36m to the east (over an existing 0.57m low wall on the neighbouring site of 3 Tonbridge Road). Pedestrian vision splays both east and west are shown.
- 2.04 The application includes tracking drawings which show that large vehicles such as fire tenders and refuse freighters can enter and leave the site at the junction satisfactorily.

- 2.05 There are a total of 57 open parking spaces to be block paved and 4 garaging spaces, ie a ratio of 1.2 spaces per new residential unit.
- 2.06 In terms of soft landscaping, the general landscaping for whole site is:
- 7m deep landscaping parcel of land between the Tonbridge Road and the proposed apartment block.
 - Buffer entranceway planting of trees and native shrub species set behind a low ragstone wall with deterrent hit and miss coping.
 - Hedges and shrubs in front gardens
 - Retention of existing vegetation in 3 main areas on the western boundary.
- 2.07 Specific planting for Phase 1 (the central terraces) shows Hornbeam Trees in guarded tree pits, mainly along the main entrance road (a fastigate species with an upright canopy) and hedges and shrubs inside the acoustic fence where practicable and hedges and shrubs in front gardens. The species detailed are Portuguese Laurel and green and golden Privet.

3.0 POLICY AND OTHER CONSIDERATIONS

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Local Plan 2018: SP1, H1 (14), DM1, DM6, DM23
Air Quality Planning Guidance 2017

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. No objections have been received in response.

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 **KCC Highways and Transportation:** No objections.
- 5.02 **Landscape Officer** Tree along the main access need to be located in guarded tree pits in the pavement. Ideally trees should only be located close to footpaths between dwellings and on open space areas otherwise risk that on maturing they may cause an obstruction in terms of vehicular and pedestrian visibility/movements along the road.

6.0 APPRAISAL

Main Issues

- 6.01 The key issues for consideration relate to:
- Visual Impact
 - Air Quality
 - Highway Safety

Visual Impact

- 6.02 In terms of the landscaping, the overall general strategy shows a commitment to add as many trees hedges and shrubs as practicable in an urban environment that is being developed to appropriate densities. It may be that this could lead to some conflict as identified by the landscape officer but the applicant has confirmed that the trees will be in pits with tree guards and will have an upright canopy to minimise the risk of conflict. 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, which is to be planted. Details of the planting in that area are not included in this application. They will need to be submitted and an informative is suggested below to highlight the Council's expectations.

Air Quality

- 6.03 The general landscape strategy for the frontage indicates that there will be scope for trees to be planted to absorb dust and other pollutants as recommended by the Urban Air Quality 2012 Woodland Trust document as detailed in the Borough Council's adopted Air Quality Planning Guidance 2017. An informative is recommended to highlight that this will be expected when the details for that part of the site are submitted. This will accord with the revised condition 14 of the parent planning permission which requires "*The measures shall include the phased introduction of air pollution scrubbing trees along Tonbridge Road*".
- 6.04 Members are advised that inclusion of car charging points are dealt with by condition 15 in the outline planning permission and would be subject of an application in due course.

Highway Safety

- 6.05 The access in terms of dimensions for larger vehicles and visibility to vehicles on Tonbridge Road and for pedestrians on the footway are acceptable and no highway objections are raised.

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 an informative in regard to expectations on the details of landscaping to the Tonbridge Road frontage for the application that is still awaited in that regard.

8.0 RECOMMENDATION

- 8.01 APPROVE reserved matters

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

06 Feb 2018	12583-H-01 P1	Outline Access Layout
06 Feb 2018	144.CB.SK.03	Hard Surfaces
06 Feb 2018	4213 PL 0001 B	Existing Site Plan

06 Feb 2018	4213 PL 0700	Refuse Bin Storage
06 Feb 2018	4213 PL 0701 Rev A1	Apartment Bin Store Location
06 Feb 2018	4213 PL 0750	Proposed Parking
07 Feb 2018	144.CB.SK.02.F	Landscape Masterplan
29 Mar 2018	144.CB.PL.201	Public Realm Detailed Planting Plan
29 Mar 2018	144.CB.PL.202	Public Realm Tree Pit Details

Reason: To accord with the terms of the application.

Informative

1 The applicant is reminded that the detailed submission awaited for landscaping of the frontage to Tonbridge Road will be expected to comprise green infrastructure in the form of trees to absorb dust and other pollutants as recommended by the Urban Air Quality 2012 Woodland Trust document and to accord with condition 14 of the outline planning permission.