

REFERENCE NO - 19/500082			
APPLICATION PROPOSAL			
Minor material amendment to condition 16 of 18/502327/FULL (Demolition of existing cafe building and erection of new Mote Park Centre with associated terraces, bin storage area and car parking.) to allow the addition of rooftop ventilation plant and visual screening, windows to lakeside elevations to be made opaque, amendments to WC block floor plan layout to accommodate increased plant room requirements, and minor increases to the heights of roof lines.			
ADDRESS Mote Park Maidstone, Willow Way, Maidstone, ME15 7RN			
SUMMARY OF REASONS FOR RECOMMENDATION (APPROVE SUBJECT TO CONDITIONS)			
<ul style="list-style-type: none"> • The visitor's centre already has consent and the proposed changes are considered to be acceptable. • The development is considered to be of high quality and the low harm caused to the historic park (Mote Park) and setting of Mote House, through the introduction of new buildings, would be outweighed by the clear public benefits of providing a modern visitor's facility and café for Mote Park. • The existing café would be removed and replaced by a much better designed building within the historic park. • Permission is therefore recommended. 			
REASON FOR REFERRAL TO COMMITTEE			
The applicant is Maidstone Borough Council			
WARD Shepway North	PARISH COUNCIL N/A	APPLICANT Maidstone Borough Council AGENT Hazle McCormack Young LLP	
DECISION DUE DATE 08/04/19		PUBLICITY EXPIRY DATE 05/03/19	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
18/502327	Demolition of existing cafe building and erection of new Mote Park Centre with associated terraces, bin storage area and car parking.	APPROVED	20/08/18
16/506505	Creation of an adventure zone to include high rope/wire climbing equipment, climbing wall, and adventure golf enclosed by 2.44m high fencing with associated ancillaries including a kiosk, footpaths, planting and overflow car parking.	APPROVED	14/07/17

1.0 DESCRIPTION OF SITE

1.01 The application site relates to a grassed area in the northwest corner of Mote Park and includes the existing café and grounds keeper's buildings where there are a number of mature trees. The site is just to the east of the car park and north of the existing children's play areas, and is immediately north of the approved adventure zone (which is not yet constructed).

1.02 Mote Park is a Grade II Registered Park and Garden and Mote House (around 700m to the east) is a Grade II* listed building. There is a Local Wildlife site which includes land around the café and grounds keeper's buildings.

2.0 PROPOSAL

2.01 Permission has already been granted for the new visitor's centre which consists of two buildings, one larger main building that would be used as a new visitors centre with kitchen and café, meeting room space, toilets, and outdoor seating area, and the other smaller building with toilets and a coffee bar.

2.02 This application seeks some amendments to the approval as follows:

- The addition of rooftop ventilation plant with aluminium screening on the main building.
- Seven windows to lakeside elevation to be made opaque on the main building.
- Amendments to WC block floor plan layout.
- Increases in height of both buildings up to 42cm.

3.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough Local Plan (2011-2031): SS1, SP1, SP18, DM1, DM2, DM3, DM4, DM8, DM21, DM23
- Kent Waste and Minerals Plan 2016
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- MBC Public Art Guidance (2018)

4.0 LOCAL REPRESENTATIONS

4.01 **Local Residents:** No representations received.

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 **Natural England:** No comments to make.

5.02 **Landscape Officer: No objections.**

5.05 **KCC Highways: No objections.**

6.0 APPRAISAL

6.01 The visitor centre has already been approved and it was concluded that whilst the proposals would introduce buildings into an area that is currently open and undeveloped in the historic park, the low harm this would cause was outweighed by the clear public benefits of providing a modern visitor's facility and café for Mote Park. It therefore needs to be decided whether this remains the case with the proposed amendments.

6.02 Rooftop ventilation plant is required to serve the building and this is sited on the main building adjacent to the rooftop lantern. It would be no higher or wider than the lantern, and the plant would be screened by an aluminium louvered enclosure so it would not detract from the appearance of the building. It would mean less PV panels on the roof but a BREEAM Very Good Standard will still be achieved. The increases in height would be 40cm for the main building and 42cm for the WC block/coffee bar which would not have any significant impacts beyond the approved building.

6.03 On the lakeside (north) elevation, some of the windows would be made opaque which is acceptable and still serves to break up this elevation and provide some relief.

6.04 The internal changes to the WC block are proposed to provide a 'Changing Place' accessible changing space but this is not a material planning consideration for this development.

6.05 Overall the amendments are not considered to compromise the design and appearance of the building and the proposals are considered to provide a high quality development in accordance with policy DM1 of the Local Plan.

7.0 CONCLUSION

7.01 The proposed changes are acceptable and would still ensure a development of high quality and it remains the case that the low harm caused to the historic park and setting of Mote House would be outweighed by the clear public benefits of providing a modern visitor's facility and café for Mote Park in accordance with policy DM4 of the Local Plan and the NPPF. Permission is therefore recommended.

7.02 As this creates a new planning permission at the site, all previous conditions will be attached.

8.0 RECOMMENDATION:

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development (including demolition) shall take place until an Arboricultural method statement (AMS) in accordance with the current edition of BS 5837 has been submitted to and approved in writing by the local planning authority. The AMS shall detail implementation of any aspect of the development that has the potential to result in the loss of or damage to trees, including their roots, and take account of site access, demolition and construction activities, foundations, service runs and level changes. It should also detail any tree works necessary to implement the approved scheme and include a tree protection plan in accordance with the current edition of BS 5837. No equipment, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

3. No development above slab level shall take place until details of the materials and colours to be used for the hard surfaces have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details before the first occupation of the buildings and maintained thereafter.

Reason: To ensure a high quality external appearance to the development.

4. No development above slab level shall take place until details of lighting have been submitted to and approved in writing by the local planning authority. Details shall include designs, heights, luminance levels and measures to shield and direct light from the light sources so as to prevent light pollution and limit any impact upon bats and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details.

Reason: To ensure a high quality appearance to the development.

5. No development above slab level shall take place until a sample panel of the ragstone for the building has been constructed on site and subsequently approved in writing by the Local Planning Authority. Such details as approved shall be fully implemented on site.

Reason: To ensure a high quality design.

6. No development above slab level shall take place until specific details of the landscape scheme including the sedum roof, which shall be designed in accordance with the principles of the Council's landscape character guidance, has been submitted to and approved in writing by the local planning authority. The scheme shall include a planting specification, a programme of implementation and a 5 year management plan. The landscape scheme shall specifically address the need to provide robust native hedge planting around the bin store and a replacement tree.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

7. No development above slab level shall take place until details of means of enclosure for the bin store hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

8. The development shall not be occupied until a written statement of public art to be provided on site in the form of a Public Art Delivery Plan has been submitted to and approved in writing by the local planning authority. This should include the selection and commissioning process, the artist's brief, the budget, possible form, materials and locations of public art, the timetable for provision, maintenance agreement and community engagement, and the development shall be carried out in accordance with the approved details.

Reason: To comply with the Council's public art guidance.

9. Prior to the first operation of the premises, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed in accordance with the DEFRA publication Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems January 2005. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

Reason: In the interests of local amenity.

10. The existing café building as outlined in blue on drawing no. 1956_005 P1 shall be demolished and the resulting materials and debris removed from the site to the satisfaction of the local planning authority within 3 months of the first occupation of the building hereby permitted;

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Reason: To prevent an overdevelopment of the site and to safeguard the character and appearance of the surrounding area.

11. The approved details of the cycle parking shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: In the interests of promoting sustainable travel.

12. All planting, seeding and turfing specified in the approved landscape details shall be carried out either before or in the first planting season (October to February) following the occupation of the building(s) or the completion of the development, whichever is the sooner; and seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

13. The buildings shall achieve a Very Good BREEAM 2018 rating. A final certificate shall be issued to the Local Planning Authority for written approval to certify that a Very Good BREEAM 2018 rating has been achieved within 6 months of the first occupation of the development.

Reason: To ensure a sustainable and energy efficient form of development.

14. The materials to be used in the construction of the external surfaces of the building shall be as stated on drawing nos. 1956_015 P4 and 1956_020 P3 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development.

15. No open storage of plant, materials, products, goods for sale or hire or waste shall take place on the land;

Reason: To safeguard the character and appearance of the surrounding area.

16. The development hereby permitted shall be carried out in accordance with the following approved plans:

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1956_001 P1, 1956_005 P1, 1956_006 P3, 1956_008 P4, 1956_010 P4,
1956_011 P3, 1956_015 P4, 1956_020 P3, and 1956_021 P3.

Reason: For the purpose of clarity.

Case Officer: Richard Timms