

REPORT SUMMARY

REFERENCE NO - 16/503786/OUT		
APPLICATION PROPOSAL Outline (No matters reserved) - Provision of a new access driveway to Barming Water Tower from driveway of No. 80 Rede Wood Road comprising demolition of existing garage and construction of a new drive across rear garden of No 80; Construction of new single garage at rear; Extension of existing driveway to Water Tower		
ADDRESS Barming Water Tower North Pole Road Barming Kent ME16 9ER		
RECOMMENDATION		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development, subject to imposition of the recommended conditions, is considered to comply with the policies of the Development Plan (Maidstone Borough Wide Local Plan 2000) and there are no overriding material planning considerations justifying the refusal of planning permission.		
REASON FOR REFERRAL TO COMMITTEE Contrary to the views of Barming Parish Council		
WARD Barming	PARISH/TOWN COUNCIL Barming	APPLICANT Mr Grant Savell AGENT
DECISION DUE DATE 12/07/16	PUBLICITY EXPIRY DATE 23/06/16	OFFICER SITE VISIT DATE 09/06/16

MAIN REPORT

1.0 SUMMARY

1.01 Consideration of this application was deferred by the Planning Committee its meeting on the 15th September 2016 (report attached as **APPENDIX 1**) for additional details to be provided to address the following matters being:

- Landscaping to soften the impact of the acoustic fence;
- Access track surfacing materials;
- Closing up and landscaping of existing byway access;
- Preservation of ecological networks (gaps under fencing and hedgerow links); and
- Other potential enhancements to overcome harm to residential Amenity.

1.02 The applicants have sought to address the above by the following means:

- Landscaping involving planting laurel hedges on the inside of the acoustic fence and on the opposite side of the driveway for an average distance of 11 metres back into the site to screen the proposal from Rede Wood Road.

- The first 12 metres of the proposed access road when viewed from Rede Wood Road shall be surfaced with a perforate plastic grid which will be seeded allowing grass to grow between the mesh with the remaining length of road to having a permeable surface.
- The intention remains to close off the existing access by carrying across the existing fence with planting behind the fence.
- As the existing boundary fence with 82 Rede Wood Road is to remain the proposed acoustic fence will be sited 0.2 metres back from this to allow for a corridor along which hedgehogs can gain access. The proposed acoustic fence and new length of fence defining the reduced garden area of 80 Rede Wood Road will each have two openings 15x15cms square.

2.0 APPRAISAL

- 2.01 The proposed landscaping/screening of the access entrance and fencing with laurel, (being a robust and quick growing evergreen) will it is considered secure the aim of softening the impact both of the acoustic fence. Surfacing of the first 8-10 metres of the access with a mesh enabling grass to grow will also further soften the visual impact on the street scene.
- 2.02 The existing access will be closed by carrying the existing fence line across. Though no precise landscaping details have been submitted a condition requiring native species planting will address this.
- 2.03 Regarding measures to address ecology concerns, existing boundary treatments currently make no provision to enable wildlife to cross from one garden area to another. The existing boundary fence with 82 Rede Wood Road is to be retained as this does not fall within the applicants ownership/control meaning any measures to secure permeability for wildlife must be carried out within the application site.
- 2.04 To secure access for wildlife around the existing impermeable boundary fence a corridor is proposed with the acoustic fence being set 0.2 metres away from the existing boundary fence. The acoustic fence will have two openings each 15cms square which is slightly in excess of the size recommended by the British Hedgehog Preservation Society, to enable access by hedgehogs with a further two openings of the same size in the fence on the opposite side of the road. It is considered this combination of wildlife corridor and fence openings is sufficient to address wildlife permeability concerns

3.0 CONCLUSION

- 10.01 It is considered the package of measures proposed address Members outstanding concerns and it is recommended that planning permission be granted as a consequence.

4.0 RECOMMENDATION – GRANT Subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of two years from the date of this approval.

Reason: To accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

- (2) Within 1 month of completion of the access hereby approved the existing gates shown to be replaced on drawing no:GFSRD04 rev E shall be replaced with fencing to match the existing and the access shall be permanently closed off. In addition a native species hedgerow shall be planted carried out to the rear of the fence within the first available planting season following completion of the fence. Any planting becoming dead, dying or diseased within 5 years shall be replaced with a specimen of the same species and in the same location.

Reason: In the interests of amenity.

- (3) Prior to the commencement of the development hereby approved details of the height, design and construction of an acoustic fence shown to be sited between points A and B on drawing no:GSFRDO4 rev E shall be submitted for prior approval in writing by the Local Planning Authority. The approved details shall be in place before first use of the access hereby permitted and retained as such at all times thereafter.

Reason: In the interest of aural amenity.

- (4) Before the development hereby approved commences details of the construction of a 'no dig' water permeable surfacing (which shall be accompanied by an Arboricultural Method Statement in accordance with BS5837) for where the approved access abuts the Lombardy poplars situated in the water tower site shall be submitted for prior approval in writing of the Local Planning Authority. The access shall only be constructed in accordance with the approved details.

Reason: To ensure that existing trees are not adversely affected by the development in the interests of visual amenity.

- (5) The laurel hedge planting shown on drawing no:GFSRD04 rev E shall be carried out within the first available planting season following commencement of the development hereby approved. Any planting becoming dead, dying or diseased within 5 years shall be replaced with a specimen of the same species and in the same location.

Reason: In the interests of visual amenity.

- (6) Prior to first use of the access hereby permitted two opening 15 cms square shall be made at ground level in the acoustic fence and two openings 15 cms square shall be made at ground level in the fence redefining the reduced garden area of 80 Rede Wood Road. The openings shall remain free of any impediment to their intended use at all times thereafter.

Reason: In the interests of wildlife protection.

- (7) The driveway hereby approved shall be surfaced as shown on drawing no:GFSRD04 rev E i.e. that part closest to Rede Wood Road shall be surfaced with a plastic grid with soil infill and a grass surface with the remainder surfaced with a water permeable material. The approved measures shall be put in place before first use of the driveway hereby approved and maintained as such at all times thereafter.

Reason: In the interests of visual amenity.

- (8) The development hereby approved shall be carried out in accordance with the following approved plans being drawing nos: GFSRD01- 03 (consec), 04 rev E showing the siting of the acoustic fence, 05 rev C, 06 and 07.

Reason: In the interests of amenity.

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF, Maidstone Borough Council (MBC) takes a positive and proactive approach to development proposals focused on solutions. MBC works with applicants/agents in a positive and proactive manner by:

Offering a pre-application advice

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application, following amendment, acceptable as submitted.

Case Officer: Graham Parkinson

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.