

NOTES FOR TECH		
APPLICATION PROPOSAL		Ref No 18/502402/SUB
Submission of Details Pursuant to Condition 2 - Foul Drainage, Condition 3 - Surface Water Drainage, Condition 11 - Program for Repairs, Condition 12 - Landscaping, Condition 13 - Tree Protection and Condition 18 - Refuse Storage of approved planning permission MA/11/0511.		
ADDRESS Wierton Place Wierton Road Boughton Monchelsea Maidstone Kent ME17 4JW		
RECOMMENDATION - Application Permitted		
WARD Boughton Monchelsea And Chart Sutton	PARISH/TOWN COUNCIL Boughton Monchelsea	APPLICANT Wierton Place Homes Ltd AGENT Mr Geoff Everard
DECISION DUE DATE 27/06/18	PUBLICITY EXPIRY DATE	

Officer Site Visit

Various, including detailed tour of work on glasshouses.

RELEVANT PLANNING HISTORY (including relevant history on adjoining site)

The site has a significant planning and enforcement history. Only the most recent and relevant of the history is summarised below:

- 1.0MA/11/0512An application for Listed Building Consent for internal alterations and extensions to facilitate the change of use of existing nightclub and apartments to 1 dwelling and 6 apartments, including extensions and internal works; conversion and extension of the existing ball room to 2 dwellings; demolition of existing garage block and erection of 4 terraced properties; conversion and extension of existing glasshouses to 4 dwellings; and the erection of 5 detached dwellings to the north and south of the access track, together with associated access and landscape works – APPROVED SUBJECT TO CONDITIONS & S106
- 2.0MA/11/0511An application for change of use of existing nightclub and apartments to 1 dwelling and 6 apartments, including extensions; conversion of the existing ball room to 2 dwellings, including extensions; demolition of existing garage block and erection of 4 terraced properties; conversion of existing glasshouses to 4 dwellings, including extensions; and the erection of 5 detached dwellings to the north and south of the access track, together with associated access and landscape works - APPROVED SUBJECT TO CONDITIONS & S106
- 3.0MA/11/1806Listed Building Consent for a permanent memorial plaque - APPROVED SUBJECT TO CONDITIONS
- 4.0MA/11/1805Advertisement Consent for a memorial plaque upon internal gateway plaque - APPROVED SUBJECT TO CONDITIONS
- 5.0ENF/414/3599 – Enforcement Notice for unauthorised change of use of the land for the storage of building materials, plant, machinery, equipment and vehicles for land at Wierton Place.
- 6.0Untidy Site Notice – (under ref. ENF/414/3599) for land at Wierton Place Greenhouses.
- 7.018/502402 – Discharge of condition 5 of 11/0511 relating to historic landscape. Approved.

PROPOSAL

The proposal relates to the discharge of conditions 2 - Foul Drainage, Condition 3 - Surface Water Drainage, Condition 11 - Program for Repairs, Condition 12 - Landscaping, Condition 13 - Tree Protection and Condition 18 - Refuse Storage of approved planning permission MA/11/0511 for the change of use of existing nightclub and apartments to 1 dwelling and 6 apartments, including extensions; conversion of the existing ball room to 2 dwellings, including extensions; demolition of existing garage block and erection of 4 terraced properties; conversion of existing glasshouses to 4 dwellings, including extensions; and the erection of 5 detached dwellings to the north and south of the access track, together with associated access and landscape works.

APPRAISAL

Condition 2:

“The development shall not commence until details of foul water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be carried out and maintained thereafter in strict accordance

with the approved details;

Reason: In the interest of pollution and flood prevention.”

The Environment Agency issued Environmental Permits (submitted to MBC on 19 December 2018) for the foul water drainage at Wierton Place and so the requirements of this condition are now considered to have been met. The drainage plans to support the granting of permits were supplied on 5th February 2019 and set out all the details that have been approved by the EA. Without an up-to-date Permit, the site will not be allowed to discharge any foul or surface water drainage off the site. The Permit ensures that all external consultees are satisfied with drainage issues, as such, it is recommended that condition 2 be discharged.

Condition 3:

“The development hereby permitted shall not commence until a detailed sustainable surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to the Local Planning Authority and approved in writing in consultation with the Lead Local Flood Authority.

The drainage details submitted to the Local Planning Authority shall:

Include details of all sustainable drainage features; and

Specify a timetable for implementation; and

Provide a long term management and maintenance plan for the lifetime of the development which shall specify the responsibilities of each party for the implementation of the SUDS scheme and any other arrangements to secure the operation of the scheme throughout its lifetime; and

Relevant manufacturers details on all SUDS features.

The development shall be carried out in accordance with the approved details and maintained thereafter unless with the agreement in writing of the Local Planning Authority;

Reason: To reduce the impact of flooding on the proposed development and prevent any impact from the development on surface water storage and flood, and future occupiers.”

The Environment Agency issued Environmental Permits (submitted to MBC on 19 December 2018) for the surface water drainage at Wierton Place and so the requirements of this condition are now considered to have been met. The drainage plans to support the granting of permits were supplied on 5th February 2019 and set out all the details that have been approved by the EA. The S106 Agreement provides for a management company which will ensure the maintenance and management of all shared facilities on the site. Without an up-to-date Permit, the site will not be allowed to discharge any foul or surface water drainage off the site. The Permit ensures that all external consultees are satisfied with drainage issues, as such, it is recommended that condition 3 be discharged.

Condition 11:

“The development hereby permitted shall not commence until a programme of repairs to the main house, glasshouses, garden building/ice house and garden wall have been submitted to and approved in writing by the Local Planning Authority in consultation with Historic England and the development shall thereafter be undertaken in full accordance with the approved details;

Reason: To ensure that the fabric, appearance, character and setting of the heritage assets is preserved.”

A programme of repairs has been submitted and with much of the repair work already undertaken and inspected to prevent any further decay, it is considered that the requirements of this condition are now considered to have been met. Indeed, a Certificate of Practical Completion was issued for the glasshouses and garden walls in June 2018. The Conservation Officer raised no objections in an email dated 22nd June 2018. It is recommended that the condition 11 be discharged.

Condition 12:

“The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of those to be removed and retained, together with a programme for the approved scheme's implementation and long term management.

The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment (Linton Greensand Ridge landscape type) 2012 and Landscape Character Assessment Supplement 2012. The landscape scheme shall include the following, inter alia:

The retention of all trees and hedges identified as such in the Arboricultural Impact Assessment (ref 2082_RP_001 date 24th July 2015) received 24th July 2015; and The provision of cordwood greater than 150mm in diameter arising from tree clearance retained and stacked safely within landscaped areas and other appropriate features of biodiversity enhancement; and the retention and where appropriate enhancement of existing tree lines; and the use of a range of native flowering and berry bearing species of trees; and areas of grassland to be managed as rough grassland;

The implementation and long term management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned, domestic gardens.

The landscaping of the site and its management thereafter shall be carried out in accordance with the approved details over the period specified;

Reason: To safeguard existing trees and hedges to be retained, ensure a satisfactory appearance to the development and a high quality of design, safeguard and enhance the character, appearance and setting of heritage assets, and enhance biodiversity assets.”

The Landscape Management Plan submitted in May 2018 and no adverse comments have been received from the Landscape Officer. It is considered that the requirements of this condition are now considered to have been met. It is recommended that the condition 12 be discharged.

Condition 13:

*“The development hereby permitted shall be undertaken in full accordance with the Lloyd Bore Tree Protection Plan shown on drawing numbers 2082_DR_001 rev B and 2082_DR_002 rev B received 24th July 2015 and detailed in Arboricultural Impact Assessment (ref 2082_RP_001 date 24th July 2015) received 24th July 2015;
Reason: To safeguard existing trees and hedges to be retained, ensure a satisfactory appearance to the development and a high quality of design, and safeguard and enhance the character, appearance and setting of heritage assets.”*

This condition imposes a continuing requirement that all works be undertaken in accordance with approved plans and assessments. It therefore requires no further details and does not require to be actively discharged. At the current time, the Council is satisfied that the condition is being met with the applicant actively seeking to provide all necessary information required by the conditions.

Condition 18:

*“The development shall not commence until, details of satisfactory facilities for the storage of refuse on the site have been submitted to and approved in writing by the Local Planning Authority and the approved facilities shall be provided before the first occupation of the buildings or land and maintained thereafter;
Reason: No such details have been submitted and in the interest of amenity.”*

The details provided in plan numbers WBS/02 – Bin storage plans and elevations and RS/01 - Proposed Refuse Storage Area are considered to be acceptable. The proposed enclosed bin store is considered to be the best solution to ensure that the multiple bins do not result in rubbish being spread by either animals or weather around the site. It is preferred that the front garden area opposite the front elevation of the listed building is kept clear from any development and the proposed location to the side of the building is the only other alternative. It is considered that the requirements of this condition have been met. The Conservation Officer raised no objections in an email dated 22nd June 2018. It is recommended that condition 18 be discharged.

RECOMMENDATION – Application Permitted subject to the following conditions/reasons:

Delegated Authority to Sign:	Date:
<p data-bbox="215 264 766 414">D. Chaplin</p> <p data-bbox="188 526 564 562">PRINT NAME: D. CHAPLIN</p>	<p data-bbox="831 387 979 421">07.02.2019</p>