

NOTES FOR TECH

APPLICATION PROPOSAL

Ref No 19/501274/SUB

Submission of Details to Discharge Condition 2 (Materials) Condition 3 (Renewable Energy) Condition 4 (Electric Vehicle Charging) Condition 5 (Joinery Details) Condition 6 (Boundary Treatments) Condition 7 (Landscaping) Condition 9 (Arboricultural Method statement) Condition 11 (Communal Landscaping) Condition 14 (Sustainable Drainage Scheme) Condition 15 (Materials) Condition 16 (Site Parking and Turning - Construction Traffic) Condition 18 (External Lighting) and Condition 19 (Contamination) Subject to 17/505670/FULL

ADDRESS Bletchingley Oast And Bletchingley Farm Industrial Estate Pristling Lane Staplehurst Tonbridge Kent TN12 0HH

RECOMMENDATION - Application Permitted

WARD

Staplehurst

PARISH/TOWN COUNCIL

Staplehurst

APPLICANT Mr Barry Chamberlain

AGENT Mr Barry Chamberlain

DECISION DUE DATE

13/05/19

PUBLICITY EXPIRY DATE

19/04/19

Officer Site Visit

28.03.19

RELEVANT PLANNING HISTORY (including relevant history on adjoining site)

17/505670/FULL -Change of use of vacant oasthouse and stables to 2 residential dwellings; demolition of all outbuildings and clearance of site to erect 3 no. two-storey houses and 2 no. semi-detached single-storey cottages. Approved 06.04.18.

18/503591/NMAND -Non-material amendment: Re-design of plots 5 and 6 from pair of semi-detached chalet bungalows to two detached houses, and reorientation of double garage to plot 2, and realignment of ecological mitigation strip along adjacent eastern boundary (original application ref. 17/505670/FULL). Approved 02.08.18.

DESCRIPTION OF SITE

The site is located off the south side of Pristling Lane and comprises the site of the Bletchingley Farm Industrial Estate which contains a 19th century oasthouse and a stable block amongst a complex of former agricultural buildings. The site forms part of the open countryside and is located 1.5km approx. to the west of the closest part of the Staplehurst village boundary as shown on the Policies Map to the adopted Maidstone Borough Local Plan. The site is not subject to any landscape designation. Bletchingley Farm, a grade II listed building, is located to the east of the site.

PROPOSAL

The site has the benefit of planning permission granted under reference 17/505670/FULL and the non-material amendment reference 18/503591/NMAMD for a residential development of seven dwellings, two of which are within converted buildings and five of which are new build detached two-storey houses.

The current application seeks to discharge the requirements of conditions 2 (External surfacing materials), 3 (Renewable or low carbon sources of energy), 4 (Electric vehicle charging point), 5 (New external joinery works for the oasthouse and stable block consisting timber cladding and timber windows), 6 (Fencing, walling and other boundary treatments, including gaps under for wildlife), 7 (Landscaping scheme), 9 (Arboricultural Method Statement), 11 (Landscaped buffer/mitigation strip), 14 (Sustainable drainage scheme for the disposal of surface water and waste water), 15 (External hard surface treatments), 16 (Construction vehicles/traffic parking and turning), 18 (External lighting), and 19 (Contamination risks) of the planning permission granted under reference 17/505670/FULL.

LOCAL REPRESENTATIONS

No neighbour or Parish Council consultation carried out on the current application.

CONSULTATION RESPONSES

Landscape Officer: No objections. Comments that the Arboricultural Method Statement and the Landscape Management Plan are acceptable.

Conservation Officer: No overriding objections. Recommended that timber cladding be used in place of fibre cement cladding, close boarded fencing be replaced by beech hedging or post and rail fencing, uPVC windows to plots 3-7 should be replaced by timber windows at least to the front elevations, and plastic rainwater goods should not be used for plots 1 and 2.

Environmental Health Officer: No objections. Recommends that conditions 18 (lighting) and 19 (contamination) can be discharged.

Kent Highways: Comments that the details submitted are acceptable to discharge the conditions in relation to conditions 2, 4, 15 and 16.

KCC PROW: Comments that the submitted details do not affect any Public Right of Way.

Southern Water: Comment that the Council's Building Control officers/technical staff and the Environment Agency should be consulted regarding the discharge of condition 14 relating to a sustainable drainage scheme.

Upper Medway Internal Drainage Board: No response to consultation received.

KCC Flood and Water Management: Advise that the development falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee. No comments made.

Environment Agency: No response to consultation received.

BACKGROUND PAPERS

The application is accompanied by the following plans/documents:

Drawing No. WH-BF-004 Rev. B received 09.05.19 – Proposed hard landscaping
Drawing No. WH-BF-008 Rev. A – Plot 1 Stable block elevations as proposed
Drawing No. WH-BF-015 Rev. B – Plot 2 Oasthouse elevations as proposed
Drawing No. WH-BF-016 Rev. B – Plot 2 Oasthouse elevations as proposed
Drawing No. WH-BF-018 Rev. A – Plot 3 Elevations as proposed
Drawing No. WH-BF-020 Rev. A – Plot 4 Elevations as proposed

Drawing No. WH-BF-022 Rev. A – Plot 5 Elevations as proposed
Drawing No. WH-BF-025 Rev. A – Plot 7 Elevations as proposed
Drawing No. WH-BF-026 Rev. A – Double car barn as proposed
Drawing No. WH-BF-027 Rev. A – Quadruple car barn as proposed (Plots 6/7)
Drawing No. WH-BF-028 Rev. A – Single garage as proposed (Plot 1)
Drawing No. WH-BF-029 – Double car barn as proposed
Drawing No. WH-BF-031 Rev. B received 09.05.19 – Boundary treatment details
Drawing No. WH-BF-032 Rev. A – Site Management Plan
Drawing No. WH-BF-035 – Window and door elevations and sections
Drawing No. WH-BF-036 – Window and door elevations and sections
Drawing No. WH-BF-038 – Plot 6 Elevations as proposed
Drawing No. WH-BF-039 – External lighting strategy plan
Drawing No. WH-BF-040 – Weatherboard details as proposed
Drawing No. 0139/18/B/1 Rev. A received 09.05.19 – Landscape Planting Plan
Schedule of materials – Ref. SM290917A
Samples of materials with cover letter dated 25.03.19
Broad Oak Tree Consultants Ltd – Arboricultural Method Statement
HW&Co – Landscape Management Plan (September 2018 Issue 2)
Ecologia – Phase 1 and Phase 2 Geo-Environmental Assessment
Ecologia – Remediation Strategy
Monson – Drainage Strategy & Sustainable Drainage Management and Maintenance Plan

APPRAISAL

Condition 2 (External surfacing materials)

The facing materials to be used on the new buildings incorporate Vandersanden Group – Maltings brickwork and Ibstock – Parnham Red Feature Brick; Black and White Hardiplank weatherboarding; Traditional Clay Roof Tiles – Developer Red, Medium and Brown colour; Redland Cambrian slate tiles. Permeable block paving is proposed for the shared access road into the site and the private driveways/garage forecourts. Indian Sandstone paving slabs are proposed for private pathways and patios. The submitted Schedule of Materials, samples and Drawing No. WH-BF-004 Rev. B received 09.05.19 are considered acceptable and can be recommended for approval.

Condition 3 (Renewable or low carbon sources of energy)

The submitted drawings showing the location of PV panels to the new house roofs are considered acceptable. Drawing Nos. WH-BF-008 Rev. A, 016 Rev. B, 018 Rev. A, 020 Rev. A, 022 Rev. A and 025 Rev. A refer.

Condition 4 (Electric vehicle charging point)

The provision of one electric vehicle charging point within the garage/car barn to each dwelling is considered acceptable. Drawing Nos. WH-BF-026 Rev. A, 027 Rev. A, 028 Rev. A and 029 refer.

Condition 5 (New external joinery works for the oasthouse and stable block consisting timber cladding and timber windows)

The submitted details of timber cladding and timber windows for the conversion of the oasthouse and stable block are considered acceptable. Drawing Nos. WH-BF-035, 036 and 040 refer.

Condition 6 (Fencing, walling and other boundary treatments, including gaps under for wildlife)

900mm high post and rail fencing is proposed to the north-western, western and southern perimeters of the site. 1.8m close boarded fencing is proposed to the eastern boundary and between plots to the rear. A section of 1.8m high brick wall is proposed to the rear of the converted stables building. Wildlife gaps are provided as required. The submitted details shown on drawing no. WH-BF-031 Rev. B received 09.05.19 are considered acceptable.

Condition 7 (Landscaping scheme)

The submitted landscaping scheme incorporates the planting of mixed native species hedgerows with trees interspersed to the north-western, western and southern perimeters of the site, the planting of trees, single species hedges and shrubs to the plot frontages along the shared access, the planting of a wildflower meadow to the mitigation strip along the eastern boundary and in the north-western and north-eastern corners of the site, provision of grass to the private garden areas, and the planting of areas of mixed native trees and shrubs and low ornamental shrubs to the plot frontages. A Landscape Management Plan is also submitted. The submitted details shown on drawing no. 0139/18/B/1 Rev. A received 09.05.19 and in the Arboricultural Method Statement and Landscape Management Plan are considered acceptable.

Condition 9 (Arboricultural Method Statement)

The submitted Broad Oak Tree Consultants Ltd *Arboricultural Method Statement* is considered acceptable for the discharge of this condition.

Condition 11 (Landscaped buffer/mitigation strip)

The details submitted incorporate the planting of a wildflower meadow strip along the eastern boundary with a further wildflower meadow area in the north-western and north-eastern corners of the site. The submitted Landscape Management Plan states that a management company will be appointed to review the method statements prepared by the landscape contractors for all maintenance activities across the site. The submitted details shown on drawing no. 0139/18/B/1 Rev. A received 09.05.19 and the HW&Co *Landscape Management Plan (September 2018 Issue 2)* are considered acceptable for the discharge of this condition.

Condition 14 (Sustainable drainage scheme for the disposal of surface water and waste water)

Hardsurfaced areas (the shared access road, private driveways, pathways and patios) within the development will be permeable. Surface water will run via a surface water drainage system to a proposed attenuation tank located in the north-eastern corner of the site and from the attenuation tank to an existing drainage ditch on the northern boundary of the site. Foul water generated from the dwellings will be collected through a new sewer system and will pass through a new wastewater treatment plant before discharging treated effluent into the drainage ditch on the northern boundary of the site. An application for a new Environmental Permit from the Environment Agency may be required and this is acknowledged in the submitted Monson *Drainage Strategy & Sustainable Drainage Management and Maintenance Plan* document. The details incorporated in the submitted Monson *Drainage Strategy & Sustainable Drainage Management and Maintenance Plan Issue A dated 20.10.17 (Ref. Job No. 8505A)* are considered acceptable for the discharge of this condition.

Condition 15 (External hard surface treatments)

Permeable block paving is proposed for the shared access road into the site (Brett Omegaflow blocks with Brindle finish) and the private driveways/garage forecourts (Brett Alphaflow blocks with Brindle finish). Indian Sandstone paving slabs are proposed for private pathways and patios. The submitted details shown on drawing no. WH-BF-004 Rev. B received 09.05.19 are considered acceptable and can be recommended for approval.

Condition 16 (Construction vehicles/traffic parking and turning)

The submitted Site Management Plan (Drawing No. WH-BF-032 Rev. A) makes provision for on-site parking, vehicle access into the site and turning within the site, on-site storage, and site offices. Kent Highways advise that the details submitted are acceptable for the condition to be discharged.

Condition 18 (External lighting)

Wall mounted lights are proposed to the front and rear of the proposed dwellings and car barns. The rear wall mounted lights are sensor lights. The scheme of external lighting is not considered excessive and there is limited potential for lightspill beyond the site boundaries. The Environmental Health Officer recommends that the condition can be discharged.

Condition 19 (Contamination risks)

Two documents have been submitted pursuant to this condition. *Ecologia Phase 1 and Phase 2 Geo-Environmental Assessment* and *Ecologia Remediation Strategy*. The Environmental Health Officer comments that the reports identify that there are localised hot spots of contaminated soils on the site and a general lower level of contamination in shallow soils across the site. Contaminants include asbestos, lead, and hydrocarbons. The remediation strategy involves a combination of source removal and a clean capping layer which the Environmental Health Officer considers to be an acceptable solution. The Environmental Health Officer recommends that the condition can be discharged.

CONCLUSION


In light of the above, it is considered that the details submitted pursuant to the requirements of conditions 2 (External surfacing materials), 3 (Renewable or low carbon sources of energy), 4 (Electric vehicle charging point), 5 (New external joinery works for the oasthouse and stable block consisting timber cladding and timber windows), 6 (Fencing, walling and other boundary treatments, including gaps under for wildlife), 7 (Landscaping scheme), 9 (Arboricultural Method Statement), 11 (Landscaped buffer/mitigation strip), 14 (Sustainable drainage scheme for the disposal of surface water and waste water), 15 (External hard surface treatments), 16 (Construction vehicles/traffic parking and turning), 18 (External lighting), and 19 (Contamination risks) of the planning permission granted under reference 17/505670/FULL can be approved.

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

INFORMATIVES

(1) This approval of the details submitted pursuant to the requirements of conditions 2 (External surfacing materials), 3 (Renewable or low carbon sources of energy), 4 (Electric vehicle charging point), 5 (New external joinery works for the oasthouse and stable block consisting timber cladding and timber windows), 6 (Fencing, walling and other boundary treatments, including gaps under for wildlife), 7 (Landscaping scheme), 9 (Arboricultural Method Statement), 11 (Landscaped buffer/mitigation strip), 14 (Sustainable drainage scheme for the disposal of surface water and waste water), 15 (External hard surface treatments), 16 (Construction vehicles/traffic parking and turning), 18 (External lighting), and 19 (Contamination risks) of the planning permission granted under reference 17/505670/FULL for the change of use of vacant oasthouse and stables to 2 residential dwellings; demolition of all outbuildings and clearance of site to erect 3 no. two storey houses and 2 no semi-detached single storey cottages (amended to 2 detached houses under reference 18/503591/NMAMD) is based on the following submitted drawings/documents:

Drawing No. WH-BF-004 Rev. B received 09.05.19 - Proposed hard landscaping
 Drawing No. WH-BF-008 Rev. A - Plot 1 Stable block elevations as proposed
 Drawing No. WH-BF-015 Rev. B - Plot 2 Oasthouse elevations as proposed
 Drawing No. WH-BF-016 Rev. B - Plot 2 Oasthouse elevations as proposed
 Drawing No. WH-BF-018 Rev. A - Plot 3 Elevations as proposed
 Drawing No. WH-BF-020 Rev. A - Plot 4 Elevations as proposed
 Drawing No. WH-BF-022 Rev. A - Plot 5 Elevations as proposed
 Drawing No. WH-BF-025 Rev. A - Plot 7 Elevations as proposed
 Drawing No. WH-BF-026 Rev. A - Double car barn as proposed
 Drawing No. WH-BF-027 Rev. A - Quadruple car barn as proposed (Plots 6/7)
 Drawing No. WH-BF-028 Rev. A - Single garage as proposed (Plot 1)
 Drawing No. WH-BF-029 - Double car barn as proposed
 Drawing No. WH-BF-031 Rev. B received 09.05.19 - Boundary treatment details
 Drawing No. WH-BF-032 Rev. A - Site Management Plan
 Drawing No. WH-BF-035 - Window and door elevations and sections
 Drawing No. WH-BF-036 - Window and door elevations and sections
 Drawing No. WH-BF-038 - Plot 6 Elevations as proposed
 Drawing No. WH-BF-039 - External lighting strategy plan
 Drawing No. WH-BF-040 - Weatherboard details as proposed
 Drawing No. 0139/18/B/1 Rev. A received 09.05.19 - Landscape Planting Plan
 Schedule of materials - Ref. SM290917A
 Samples of materials with cover letter dated 25.03.19
 Broad Oak Tree Consultants Ltd - Arboricultural Method Statement
 HW&Co - Landscape Management Plan (September 2018 Issue 2)
 Ecologia - Phase 1 and Phase 2 Geo-Environmental Assessment
 Ecologia - Remediation Strategy
 Monson - Drainage Strategy & Sustainable Drainage Management and Maintenance Plan

Delegated Authority to Sign:	Date:
	10.06.2019

PRINT NAME: Jon Barnes	
------------------------	--