Kings Hill Kings Hill	567710 156279	28 July 2008	TM/08/02086/RM
Proposal:	Details of Reserved Matters being; access, appearance, landscaping, layout and scale submitted pursuant to planning permission TM/05/00163/FL: 3 storey B1 development with separate energy centre building with car parking and security		
Location: Applicant:	gate (resubmission of TM/07/03969/RM) 1 Jubilee Way Kings Hill West Malling Kent ME19 4UW Rolex Watch Company Limited		

1. Description:

1.1 This application was deferred from the 29 October 2008 meeting for a Members Site Inspection which was due to take place on 2 December 2008. The previous report in attached in an Annex.

2. Reason for reporting to Committee:

2.1 To report back following the Members Site Inspection and in response to matters raised at the October meeting.

3. The Site:

- 3.1 This is as previously described.
- 3.2 For clarification, the slab level is being built at the approved level of 75.85m OD. The agent has explained that he was not able to lower the slab level further because the levels chosen were judged by the architects to be the best compromise between setting the building low but having acceptable gradients of driveways and pedestrian routes between the access road of Jubilee Way and the entrances of the building. I can confirm to Members that the gradients of the outside public circulation spaces are a consideration under building regulations.
- 3.3 A Member queried the purpose of the roundabouts on Jubilee Way. I can confirm that land to the north of the Rolex site (between the Poplar Belt and the A228) and land to the east (on the eastern side of Jubilee Way) are both part of land that is allocated for employment development in the LDF in recognition of the existence of historic planning permissions first granted in 1990 and endorsed in 2002 by the Secretary of State. The roundabouts to Jubilee Way have therefore been designed to give future access to these other parcels of commercial land.

4. Planning History:

4.1 This is as previously described.

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5. Consultees:

5.1 No additional representations have been received.

6. Determining Issues:

- 6.1 These are as previously described. There are some additional matters that merit comment.
- 6.2 As detailed in my previous report, it is disappointing that the materials have been amended from those approved. However, considered on their individual merits, I am of the view that the materials are acceptable in this context.
- 6.3 Members are reminded that incorporated in this revision is a revised landscape scheme. That will add 27 woodland mix trees to the corner of the site closest the New Barns hamlet. These are shown to be of initial height 5.5m–6m (birch and alder) and 2m-2.5m (oak and hornbeam) and it is envisaged that over time, these will mature to help to screen the new building from the surrounding area.
- 6.4 In addition to the enhancement of landscape screening in this application, there has been a separate approval of a landscaped strip (approx 530m long by 5m wide) on the NE boundary of the development area of Kings Hill, intended to help screen this part of Kings Hill from the New Barns hamlet.

7. Recommendation:

7.1 Approve Reserved Matters as detailed by Certificate B dated 03.07.2008, Letter dated 03.07.2008, Notice dated 03.07.2008, Letter dated 28.07.2008, Elevations VIEW FROM SOUTH WEST dated 28.07.2008, Site Plan 1813(PI)102 P2 dated 03.07.2008, Location Plan 1813(PI)104 P7 dated 03.07.2008, Floor Plan 1813(PI)111 P9 dated 03.07.2008, Floor Plan 1813(PI)112 P8 dated 03.07.2008, Floor Plan 1813(PI)113 P6 dated 03.07.2008, Floor Plans And Elevations 1813(PI)114 P3 dated 03.07.2008, Elevations 1813(PI)125 P5 dated 03.07.2008, Elevations 1813(PI)126 P8 dated 03.07.2008, Section 1813(PI)135 P7 dated 03.07.2008, Section 1813(PI)136 P6 dated 03.07.2008, Plan 1813(PI)150 P2 dated 03.07.2008, Landscaping WT1265L01 K dated 03.07.2008, Landscaping WT1265L02 F dated 03.07.2008, Landscaping WT1265L03 G dated 03.07.2008, Design and Access Statement dated 03.07.2008, Report dated 28.07.2008,

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