
East Malling & Larkfield East Malling	569716 157085	01.11.2005	TM/05/03322/RD
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Proposal:	Revised landscaping details by millpond submitted pursuant to condition 4 of planning permission TM/01/03099/FL: Residential development comprising 63 new build and 2 refurbished dwellings and associated external works, access, landscaping, parking, garaging and traffic management proposals
Location:	Former Council Depot 77 83 91 And Mcnaughtons Yard Mill Street East Malling West Malling Kent
Applicant:	Hillreed Homes Ltd

1. Description:

- 1.1 Members will recall that this application was deferred from the APC3 on the 19 January 2006 (Annex 1) for a Members Site Inspection. Members also requested clarification of ownership of the millpond and its surrounds and advice on safety issues regarding the combination of railings on low level walls.
- 1.2 The Members Site Inspection was held on the 10 February 2006 at 8.30am.

2. Determining Issues:

- 2.1 The millpond and its surroundings are managed and owned by Russett Homes Housing Association. However, Hillreed Homes are fully aware that the resin bonded gravel finish on the footpaths adjacent to the millpond still needs to be laid before the whole housing development is completed.
- 2.2 In terms of safety matters, this matter has been discussed with the Council's Health & Safety Officer regarding the safety implications of erecting railings on a low wall. The Health & Safety Officer indicates that there is no formal guidance for housing development adjacent to water features. The provision of a barrier to the water feature is welcomed and no objection is raised to the wall and railings combination. The arrangement with a railings in the middle of the wall, results in just a 100mm (4 inches) stretch to attempt to walk on. Whilst the wall could be used to step over the railings to the millpond, such activities could be classed as "*misadventure*" and would always to be difficult to control. Should railings on the wall be raised to 1.1m, i.e., to the same height as the railings not standing on the low level walls, this would give an overall height of 1.55m, which would in my view significantly harm the visual setting of the mill pond and the Conservation Area. Alternatively, if the railings are positioned either in front of the wall or behind the wall, this would in my view result in a doubling up for this boundary treatment to the detriment of the visual amenity of the locality and Conservation Area. As with

the consideration of the height of the railings around the millrace and wheelpit, the Borough Council must balance the safety aspects against the potential visual intrusion of excessive fencing in a Conservation Area.

- 2.3 During the Members Site Inspection, Members requested a chronology of the approvals involving, in some way, the low level brick wall around the millpond and clarification regarding flooding matters.
- 2.4 The details of treatment of the millpond were first submitted under application TM/03/03313/RD, which showed a fairly straight line for the railings, almost identical to the line of the railings now installed. A cross section shows only a hard pond edge on one side of the millpond. These details were approved at Committee in December 2003.
- 2.5 Amended details of the millpond treatment were submitted under application TM/04/00424/RD. These details did not show any details of the hard edge of the millpond, just the railings and earth banks. This application was reported to Committee on the 25 March 2004 and was deferred to assess the works on the mill race and wheel pit. The application was reported back to Committee on the 21 October 2004. My report to Committee states in paragraph 5.18 *"I also have the concerns of the EMCG with regard to the loss of the linear appearance of the millpond and have discussed with the applicant. He has agreed, verbally, to provide a low wall to delineate on the original edge of the pond to enhance the scheme already approved by the Council"*. My recommendation to Committee was to Approve Details subject to the applicant *"confirming that a low brick wall will be provided on the original edge of the pond to confirm its linear nature"*. Prior to the Committee, the applicant submitted details of the proposed wall along the edge of the millpond. The plans show a 0.45m low brick wall. Receipt of the amended plans was recorded in the supplementary report to the October 2004 Committee, which stated *"applicant has submitted an amended plan to show a low level wall delineating the original edge of the millpond"*. The Recommendation was amended to remove the pre-condition relating to submission of details of the low level wall. Members approved the amended millpond treatment details at this October Committee meeting. Therefore, the low level brick wall erected around the millpond is an approved structure.
- 2.6 The matter of the low walls and flooding, this is not a matter for the current consideration as the sole factor for decision is whether to retain the railings on the **approved** low level brick wall. However, for Members information, the land to the south east of the millpond, before the housing commences is lower and the adjoining roadway is designed to take the water should it overflow into an overflow pipe to alleviate the problem. The start of the dwarf wall is sited beyond this lower land level. There is also a separate overflow pipe system by the mill race to assist in dealing with overflowing waters.

- 2.7 Members will recall from the Site Inspection, that the arrangement of railings on top of brick walls is not out of character with the Conservation Area. Indeed, the mill race and wheel pit feature railings erected on brick walls and ragstone walls. Therefore, the combination of railings and brick walls is entirely appropriate in this location and preserves the character of the Conservation Area.
- 2.8 In light of the above consideration and those discussed in my January report, I find these retrospective railing details acceptable.
- 3. Recommendation:**
- 3.1 **Approve Details** as detailed by letter dated the 28 October 2005 and by plans 131/104 and 131/lafen N.

Contact: Aaron Hill