
Snodland **570038 162428** **24 August 2012** **TM/12/02609/RM**
Snodland West

Proposal: Details of Reserved Matters being access, appearance, landscaping, layout and scale for the construction of 55 dwellings in phases 12 and 13 pursuant to planning permission TM/01/02746/OAEA (Outline Application for the formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping)

Location: Former Holborough Quarry And Adjoining Land Parcel
Holborough Road Snodland Kent

Applicant: Berkeley Homes (Eastern Counties)

1. Description:

- 1.1 Outline planning permission was granted by the Secretary of State, on appeal, under planning reference TM/01/02746/OAEA for residential development, provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping. This application seeks the approval of Reserved Matters pursuant to that outline planning permission and provides details of phases 12 and 13 comprising the access, landscaping, layout, scale and appearance of 55 dwellings.
- 1.2 The application has been amended since its original submission on 24 August 2012. Amendments to the proposed layout and visitor parking provision were received on 4 December 2012 and amendments and additional details relating to landscaping were received on 14 January 2013. All revisions have been the subject of widespread reconsultation.

2. Reason for reporting to Committee:

- 2.1 The application is reported to Committee owing to the high level of public interest.

3. The Site:

- 3.1 The application site lies within the urban confines of Snodland and within the Holborough development site. Phases 12 and 13 lie to the west of the village green as shown on the revised Masterplan 2012. The development to the north and east has been completed.

4. Planning History (most relevant):

TM/01/02746/OAEA Non-determination appeal – outline 28 October 2004
planning permission granted

Outline Application for the formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping

TM/04/04198/RD Grant 3 March 2005

Details of Phasing of the development of the entire site submitted pursuant to condition 5 of planning permission TM/01/02746/OAEA: Outline Application for the formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping

TM/06/02285/RD Grant 31 August 2006

Details of revised phasing plan submitted pursuant to condition 5 of planning permission TM/01/02746/OAEA: Outline Application for the formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping

TM/08/01757/FL Approved 18 September 2008

Erection of temporary sales and marketing suite and construction of access road, car parking, footpaths, exercise trail and pontoon to lake

TM/09/02664/FL Approved 5 February 2010

Revised details of Masterplan submitted pursuant to condition 4 of TM/01/02746/OAEA (Outline Application for the formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping)

TM/11/00565/FL Approved 27 May 2011

Variation of condition 25 of planning permission TM/01/02746/OAEA (Outline Application for the formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping) to amend the wording so that the amount of development that triggers the requirement to provide the bus link to Cemetery Lane accords with the requirements of the legal agreement

TM/11/01826/FL Approved 29 February 2012

Resubmission of planning application for the variation of original planning permission TM/01/02746/OAEA to relocate proposed primary school site onto Phase 14 and the provision of a new village green and trim trail with associated landscaping works

TM/12/01416/FL Pending consideration

Revised details of Masterplan submitted pursuant to condition 4 of TM/01/02746/OAEA (Outline Application for the formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping)

TM/12/01458/FL Pending consideration

Variation of condition 25 of planning permission TM/01/02746/OLEA to delay completion of bus link to accord with proposed delay of provision of bus service on health and safety grounds

TM/12/02222/FL Pending consideration

Variation of condition 3 of planning permission TM/01/02746/OAEA to extend the timing of submission of reserved matters from 10 to 15 years from the date of the permission

5. Consultees:

5.1 TC: No objection subject to the 20 parking places being reinstated on site.

5.2 KCC Highways: Tracking diagrams have been provided which indicate that the access is suitable for all vehicles requiring access.

With regards to parking 83 independently accessible spaces are provided for the 55 dwellings which equates to 1.5 per dwelling which is the maximum recommended for this site as previously directed by an Appeal Inspector. Additional space is available in garages for parking and cycle storage.

5.3 Private Reps: 69/0S/32R/0X + site and notice: The following concerns were raised in relation to the original scheme.

- Loss of existing visitors' car parking area – situation aggravated by parking companies who only issue 1 visitor parking permit.
- Loss of on street parking area leading to illegal parking and adding to the speed of traffic thus causing road safety issues.
- The use of visitor parking at the Sales Office is only temporary and only at certain times.
- Provision of 4 visitor spaces inadequate – spaces located within a gated section.
- Provision of inadequate curtilage parking to serve new dwellings.
- Absence of public transport exacerbates demand for vehicle parking.
- Infringement on existing property owing to the close proximity of the proposed dwellings (111 Poynder Drive) and ongoing loss of privacy and anti social behaviour problems (79 Poynder Drive).

- The Developer is promising amenities which are not being provided including the school.
- No indication of cycling space.
- The social housing is being provided with visitor parking spaces but not the private housing.
- Contrary to the Kent Design Guide Review: Interim Guidance Note 3 (Nov 2008).
- Absence of replacement disabled parking bay.
- Loss of view.
- Loss of existing play area.
- Objection to proposed style of dwellings.
- Depreciation in property values.

5.3.1 A petition was received on 5 October 2012 signed by 32 local residents calling upon the Council to: "Reject this proposed plan on the basis that there is not enough parking provision for Residents and Visitors for both existing and new phases. Demand Berkeley Homes provide the maximum amount of parking as per Kent Parking Standards (July 2006), whilst allowing for 0.2 Visitors Parking Spaces per unit as per Kent Design Guide Review: Interim Guidance Notice – Residential Parking (Nov 2008). Ensure adequate parking for visitors and residents for all future phases is considered when determining Holborough Lakes Planning Applications."

5.3.2.2 letters of objection have been received raising the following concerns in relation to the revised scheme (as amended on 4 December 2012).

- Still no provision to replace the 16 visitor parking spaces which will be lost following the removal of the existing visitors car park and the 3 spaces which will be lost on Poynder Drive.
- 11 additional visitor parking spaces were approved under TM/10/02648/NMA but not created.
- Visitor spaces should be on the roads not within the parking courtyards to ensure consistency.
- The loss of parking on Poynder Drive is being overlooked.

- The parking space numbers remain contrary to the Kent Design Guide Review: Interim Guidance Note 3 as the spaces should be independently accessible and garages should be in addition.
- Outlook will be restricted – from play area to fence.

6. Determining Issues:

- 6.1 The principle of development has already been established. The matters for determination are the access, appearance, landscaping, layout and scale of the proposed dwellings. These issues must be determined with regard to paragraphs 56, 57 and 58 of the NPPF 2012 which emphasises the need for good design in creating well functioning and visually attractive places in which to live, work and visit. This emphasis is echoed in Policy CP24 of the TMBCS 2007 which requires all new development to be well designed and of a high quality. In addition Policy SQ1 of the MDEDPD requires development to reflect local distinctiveness and ensure that all new development protects, conserves and where possible enhances the character of the local area.
- 6.2 Phases 12 and 13 propose a mix of dwelling type, size and style. The existing dwellings from earlier phases to the north and east of the site are 'New England' genre with pale coloured weatherboarding and white painted detail. The existing dwellings to the south west of the site are 'Kent' vernacular in brick and tile hanging. The dwellings in phases 12 and 13 have been designed to bridge the existing styles - smaller terraced dwellings in brick and weatherboarding are proposed to the south west with larger two and three storey dwellings to the north and east. The dwellings therefore reflect the predominant character of the existing development phases and are acceptable.
- 6.3 The phases have been designed to maximise the use of street frontages. The existing local area of play (LAP) in the north west of the site is to be retained. Tree planting is proposed throughout the site both to the frontages and in the rear gardens. An avenue of trees is proposed leading from the Village Green. Additional details relating to planting species, hardstanding and boundary treatment were submitted on 14 January 2013. These details are acceptable.
- 6.4 Local residents have expressed concern over the levels of proposed vehicle parking, in relation to both the dedicated parking for the proposed dwellings and the need for greater levels of visitor parking. Planning condition 15 of the original outline planning permission requires car parking at an average maximum standard of 1.5 off-street car parking spaces per dwelling. In order to meet the requirements of this planning condition the proposed 55 dwellings would require 83 parking spaces.

- 6.5 The Kent Design Guide Review: Interim Guidance Note 3 on Residential Parking (IGN3) requires the provision of 1 space per 2 bed unit, 1.5 spaces per 3 bed unit and 2 spaces per 3 and 4 bed units in suburban areas. In order to meet the requirements of this guidance the proposed 55 dwellings would require 92 parking spaces.
- 6.6 The number of dedicated vehicle parking spaces for the proposed dwellings, including garages, is 99. In terms of the total number provided, this is in excess of both the requirements of the original planning permission and that set out in IGN3, which has been adopted for Development Control purposes. As KHS comments in their response to the amended scheme:

“With regards to parking 83 independently accessible spaces are provided for the 55 dwellings which equates to 1.5 per dwelling which is the maximum recommended for this site as previously directed by an Appeal Inspector. Additional space is available in garages for parking and cycle storage.”

I am aware that the IGN3 refers to the provision of garages being in addition to the provision of parking spaces. However, it is clear that, even if the proposed garages are discounted, the level of parking provision will accord with the terms of the planning permission. Moreover, the guidance provided by IGN3 must be considered in a pragmatic way. Although this Guidance has been adopted for Development Control purposes, it must be remembered that (and as was pointed out when this matter was reported to PTAB in November 2009) it has not been adopted pursuant to a current Development Plan. Although it is undoubtedly very useful guidance, its statutory weight is therefore limited. Furthermore, the reference to the need to discount garages is qualified by the observation that garages tend not to be used in circumstances where there are no on-street parking controls. In the circumstances of the current case, I therefore consider it reasonable to give due recognition to the fact that the proposed garages are likely to be used, at least by a significant number of occupiers, for the parking of vehicles. Taking all these factors into account, I do not believe that a reasonable objection could be raised to the scheme as now amended on the basis of a lack of car parking.

- 6.7 The concerns of the local residents with regard to the levels of visitor parking are also noted. Negotiation between your officers and the applicant has resulted in the amended scheme being received on 4 December 2012. This proposes an increase in the number of visitor parking spaces to 11. This is in addition to the dedicated 99 spaces. This represents 0.2 visitor spaces per unit, as recommended in the IGN3.
- 6.8 The concern of local residents has also prompted ongoing negotiation between the applicant and your officers with regard to the provision of additional visitor parking spaces within the overall Holborough development. The applicant has confirmed, by letter received 21 January 2013, their intention to provide additional visitor

parking spaces on a site wide basis in accordance with IGN3. Although this does not form part of the present application, this is confirmation of the applicant's future intentions.

- 6.9 The layout, design and external appearance of the proposed dwellings is acceptable and meets the requirements of the NPPF and TMBCS. The provision of vehicle parking spaces, including those for visitor use, meets the aims of the IGN3. The application is therefore acceptable.

7. Recommendation:

- 7.1 **Approve Reserved Matters** in accordance with the following submitted details: Letter dated 30.08.2012, Letter dated 24.08.2012, Design and Access Statement dated 24.08.2012, Letter dated 04.12.2012, Letter dated 08.10.2012, Email dated 01.10.2012, Proposed Plans and Elevations P-MP-05 dated 04.12.2012, Landscaping 1266/023 REV D MASTERPLAN dated 04.12.2012, Proposed Plans and Elevations P-MP-01 h dated 04.12.2012, Section P-SE-01 a dated 01.10.2012, Block Plan P-MP-02 c dated 01.10.2012, Proposed Plans and Elevations 00635 HT ASPIRE a dated 01.10.2012, Proposed Plans and Elevations 00635 HT BOSTON 01 02 a dated 01.10.2012, Proposed Plans and Elevations 00635 HT BOSTON 03 dated 01.10.2012, Proposed Plans and Elevations 00635 HT LINCOLN a dated 01.10.2012, Proposed Plans and Elevations 00635 HT SPRINGFIELD a dated 01.10.2012, Proposed Plans and Elevations 00635 HT WATERBURY a dated 01.10.0312, Proposed Plans and Elevations 00635 HT FOG a dated 01.10.2012, Proposed Plans and Elevations 00635 HT G a dated 01.10.2012, Proposed Plans and Elevations 00635 HT J a dated 01.10.2012, Proposed Plans and Elevations 00635 HT N dated 01.10.2012.

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