

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 Approved 10 May 2013

Amendment to condition 4 (adherence to Master Plan) 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 update reference to revised masterplan

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 Approved 4 October 2013

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

TM/12/02609/RM Approved 19 February 2013

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)

TM/13/00490/NMA Approved 12 April 2013

Non-material amendment application to alter the hard and soft landscaping details of phases 1 and 2 to provide additional visitor parking

TM/13/01435/RD Approved 22 August 2013

Details submitted pursuant to planning condition 2 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) to update/revise landscaping proposals to area adjacent to phase 14

TM/13/02105/NMA Approved 27 August 2013

Non material amendment to amend landscape scheme 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/13/02622/NMA Pending consideration

Non material amendment to revise site wide visitor parking plan on 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/13/02752/FL Pending consideration

Variation of Condition 4 (masterplan) of planning permission TM01/02746/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

5. Consultees:

5.1 TC: Comments awaited.

5.2 KCC Highways: No objection.

5.3 Private Reps: 10/0X/0R/1S + site and press notice.

- One letter of support received commenting on the return to 'New England' style homes and the opening up of the lake frontage. Would wish that brighter colours are used rather than pastel shades and hope that appropriate lighting is provided past the hoardings along the access road.

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 MDE DPD 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 The development proposed on Phase 5 incorporates a mix of dwelling type and size comprising 2-5 bedroom houses and 1-3 bedroom apartments. The design is a return to the 'New England' genre with pale coloured weatherboarding and white painted detail. Phase 4 to the north is more 'Kent' vernacular in brick and tile hanging but this progression of design is considered appropriate in this location, due to the links with the earlier design of earlier phases and to continue the general design theme of becoming more vernacular in style towards the north western corner of the site. The dwellings therefore reflect the predominant character of the existing development phases and are acceptable.

- 6.3 The landscaping details proposed indicate a linear park feature to the east side of this phase to bring views of the lake through from the northern side of the development and to also link up with the proposed landscaped waterfront. These details are considered acceptable and it is welcomed in opening up more of the waterfront.
- 6.4 With regard to the issue of parking I acknowledge that this has historically been a problem which primarily resulted from a condition imposed when the Secretary of State for the previous Government granted permission limiting parking to a maximum of 1.5 spaces per dwelling. The situation has now changed with the adoption of IGN3, as explained in the report on the previous phase, TM/12/02609/RM. The development is *now* providing parking in excess of that required by both the original planning permission and by IGN3. This phase indicates 173 residents parking spaces and 20 visitor parking spaces (193 in total). This provision comfortably exceeds the parking provision that would be provided if the developer was only complying with the original condition and also 6 more than that required under IGN3. The visitor parking provision equates to 0.2 spaces per dwelling which is wholly in accordance with IGN3. Overall, therefore, this proposal actually claws-back on the previous position.
- 6.5 With regard to the wider estate the developer has been actively trying to provide a greater level of parking as the development evolves. Efforts have also been made to provide additional visitor parking on the early phases of the development and this Council is actively supportive of applications by private residents as well as the developer to amend the approved details so as to include additional parking, where it would not have an adverse impact on the character and appearance of the area.
- 6.6 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. Given the above it is not considered that there is any justification to withhold permission for this phase.

7. Recommendation:

- 7.1 **Approve Reserve Matters** in accordance with the following submitted details: Letter dated 09.09.2013, Letter fee received dated 12.09.2013, Letter dated 23.09.2013, Design and Access Statement dated 09.09.2013, Drawing 00635C_P05_MP_01 REV 01 dated 23.09.2013, Schedule 00635C_P05_MP_02 REV 01 dated 23.09.2013, Drawing 00635C_P05_MP_03 REV 01 dated 23.09.2013, Drawing 00635C_P05_MP_04 REV 01 dated 23.09.2013, Drawing 00635C_P05_MP_05 REV 01 dated 23.09.2013, Drawing 00635C_P05_MP_06 REV 01 dated 23.09.2013, Drawing 00635C_P05_MP_07 REV 01 dated 23.09.2013, Landscaping 1266/025 REV D dated 23.09.2013, Proposed Plans and Elevations 00635C_HT FOG dated 09.09.2013, Proposed

Plans and Elevations 00635C_HT LINCOLN dated 06.09.2013, Proposed Plans and Elevations 00635C_HT BOSTON dated 09.09.2013, Proposed Plans and Elevations 00635C_HT WOODFIELD dated 09.09.2013, Proposed Plans and Elevations 00635C_HT ASPIRE dated 09.09.2013, Proposed Plans and Elevations 00635C_HT TOWER HOUSE dated 09.09.2013, Proposed Plans and Elevations 00635C_HT VERMONT dated 09.09.2013, Proposed Plans and Elevations 00635C_HT WATERBURY dated 09.09.2013, Proposed Plans and Elevations 00635C_HT HAMPSHIRE dated 09.09.2013, Proposed Plans and Elevations 00635C_H dated 09.09.2013, Proposed Plans and Elevations 00635C_HT J dated 09.09.2013, Proposed Floor Plans 00635C_BKA_P_SHT1 dated 09.09.2013, Proposed Floor Plans 00635C_BKA_P_SHT2 dated 09.09.2013, Proposed Roof Plan 00635C_BKA_P_SHT3 dated 09.09.2013, Elevations 00635C_BKA_E_SHT1 dated 09.09.2013, Elevations 00635C_BKA_E_SHT2 dated 09.09.2013, Sections 00635C_P05_S_SHT1 dated 09.09.2013.

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