

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 8 November 2017

Trottscliffe TM/16/01753/FL
Downs And Mereworth

Permanent retention of a static mobile home as accommodation for an agricultural worker ancillary to the nursery business and retention of 2no. dog kennels and pens at The Nursery Taylors Lane Trottscliffe West Malling for Mrs P Valler

NO SUPPLEMENTARY MATTERS TO REPORT

Kings Hill TM/17/01392/RM
Kings Hill

Reserved matters for 132 dwellings in Area 1 (junction of Tower View and Kings Hill Avenue) being details relating to the siting, design and external appearance of the proposed buildings, the means of access, drainage and strategic landscaping involving discharge of conditions 1, 12, 13, 19, 20, 23, 37, 38 and 39 of TM/13/01535/OAEA (Outline planning permission for residential development) at Area 1 Kings Hill Phase 3 Gibson Drive Kings Hill West Malling for Countryside Properties

Applicant: The materials samples and details of lighting duplicate conditions on the outline planning permission. The noise condition is queried as alternative ventilation will be needed instead of partly open windows.

The verification report regarding where the arisings were dealt is withdrawn from this application and will be considered separately.

An email has been submitted forming a schedule of obscure glazing to certain plots where privacy from flank windows is necessary.

PC: The previous response (objection) stands following the amendments.

Kent Police: The 'Appendix – Design to prevent Crime' page number 71, part of the Design & Access Statement shows that consideration has been given to 7 attributes of CPTED. However we have had no communication from the applicant and there are other issues that may need to be discussed and addressed including a formal application for BREEAM and Secured By Design (SBD) if appropriate. Awarding these retrospectively can prove difficult and costly. This could also have knock on effects for the future services and duties of the Community Safety Unit (CSU) and local policing.

I recommend that provision is given for a lighting column to be wired to receive a Community Safety Unit (CSU) Polecat/Hawkeye CCTV, should antisocial behaviour occur. The lighting column should be located to allow CCTV coverage of the Central Square Play Area.

It is essential that any planting is well maintained so as to provide maximum surveillance (formal and informal) and not provide potential hiding places or a means to commit crime: hedges should be no higher than circa 1m and trees should be pruned to allow a 2m surveillance gap beneath. I draw the applicant/agents attention to the SBD) guidance for 'Planting in new developments' along with footpath layout and design, as detailing in the SBD Homes 2016 guide.

The Landscape Master Plan (drawing 1463/002/REV 1) also shows some formal play equipment in the Central Square Play Area. Any formal play equipment should be fenced to deter/prevent dogs. Equipment should be constructed from vandal and arson resistant materials where possible.

It is important that potential purchasers of properties bordering play areas are made aware of the incorporation of play areas within the final design at the earliest opportunity.

KCC (H&T): Comments on revised and additional information: Essentially looking at the parking schedule 34 x 4-Bed houses are generally 1 space short against car parking standards but this is made up by additional visitor car parking provision. I consider the overall provision to be satisfactory.

I note that Liberty is committed to removing the redundant access off Tower View: for road safety reasons this should be undertaken in a timely fashion to remove ambiguity. I note that it is intended to replace this with an off-carriageway bus stop. Details of this will need to be provided in due course by way of a separate application.

There appear to be three connections from the site to footways on the eastern side of Tower View. I understand that Liberty are to consider a pedestrian crossing point on Tower View and a northbound off-carriageway bus stop. Again it is hoped that this can be undertaken in a timely fashion to encourage and enable safe and effective access to public transport services.

On behalf of the highway authority I write to confirm that I have no objection to this application subject to conditions on construction vehicle loading/unloading and turning facilities, provision of parking facilities for site personnel and visitors on site and for the duration of construction, no discharge of surface water onto the highway, wheel washing facilities, provision and permanent retention of the cycle parking facilities, vehicle parking spaces and/or garages and loading/unloading and turning facilities, completion and maintenance of access prior to the use commencing. Any extents for adoption should be advanced through a formal S38 agreement.

DPHEH:

Suggested condition 1 has been refined following the comments from the applicant.

The additional information on freighter tracking, refuse storage and day of collection points are now satisfactory.

The Kent Police request for lighting column to be wired to receive a Community Safety Unit (CSU) Polecat/Hawkeye CCTV to allow CCTV coverage of the Central Square Play Area can be the subject of a suggested informative. There is already a condition on the main agenda with regard to the play area and equipment.

The conditions suggested by KCC (H&T) are either already imposed on the outline planning permission or are not land use planning matters in which case can be the subject of suggested informatives.

It is confirmed that KCC (H&T) as the Local Highway Authority does not have any concerns over the parking provision in the revised details and layout.

KCC (H&T) has no concerns with the single access point to the south with an emergency only access at the north-east corner. It is supportive of a bus layby and pedestrian crossing near to where the redundant Tower View access is to be removed.

It is the case that the traffic flow from a residential area is tidal but less so than that of office development. This was demonstrated in the TA for the outline planning permission: extrapolating the figures for 132 units on this parcel would result in 49 vehicles leaving and 23 vehicles entering the site in the AM peak hour and 26 vehicles leaving and 46 vehicles entering the site in the PM peak hour. It is not considered that these average vehicle numbers justify a secondary access to serve this specific parcel. In any event, if a secondary access were to remain at either Tower View or Jubilee Way, then during the main peak demand (which is for vehicles leaving the site AM), the drivers would have to turn left onto Tower View in both cases as it is a dual carriageway. If intending to leave Kings Hill they would have to quickly move across to the outside lane in order to either U-turn across the central reservation (if leaving via Jubilee Way) or at the roundabout back to the A228; or use the roundabout to turn right towards Gibson Drive to then get onto the A228. Inbound traffic is less inconvenienced by Tower View being a dual carriageway as the turn is a more simple left one. However, overall, it is not considered that there is a necessity for a secondary access based on these numbers. There is also the benefit of a one access removing the risk of rat-running through the parcel to avoid the roundabout. Members are advised that the outline planning permission has a condition 18 that requires future traffic queue monitoring of the Tower View/Kings Hill Avenue roundabout and improvements if deemed necessary, so this is something that will be kept under review in any case.

AMENDED RECOMMENDATION**Plans list to remove the Verification Report and add email (obscure glazing) received 27 October 2017****Amend condition 1:**

1. No above ground construction shall take place until details of the following have been submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
 - a) Windows
 - b) a drainage strategy demonstrating that the surface water generated by this development can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters and additional ground investigation will be required to support the use of infiltration.
 - c) a noise report detailing the current noise climate at the proposed site due to the close proximity of Tower View. The report should consider the levels cited in BS8233:2014. (particular attention is drawn to the notes accompanying Table 4 in para 7.7.2 and that these levels need to be achieved with windows at least partially open, unless satisfactory alternative means of ventilation is to be provided). The report should also detail any mitigation/attenuation measure needed to attain the abovementioned levels. Specific details of any necessary noise insulation/attenuation requirements (e.g. acoustic glazing, acoustically screened mechanical ventilation, etc) will also need to be submitted for approval.

Reason: To ensure an acceptable standard of development is achieved

Additional Informatives

- 4 Kent Police request a lighting column to be wired to receive a Community Safety Unit (CSU) Polecat/Hawkeye CCTV sited to allow CCTV coverage of the Play Area.
- 5 KCC (H&T) suggest for the duration of construction the following on site provision:
 - construction vehicle loading/unloading and turning facilities;
 - Provision of parking facilities for site personnel and visitors
 - Provision of measures to prevent the discharge of surface water onto the highway
 - Provision of wheel washing facilities