

MC/15/0063

Date Received: 9 January, 2015

Location: Flanders Farm, Ratcliffe Highway, St Mary Hoo , Rochester ME3 8QE

Proposal: Variation of condition 1, 2 and 3 to allow a minor material amendment to planning permission MC/14/1414 to include acoustic fence stain detail on amended plan and provision of the mixed hedgerows and alder shelterbelt within the first possible planting season

Applicant: AC Goatham and Son

Agent: Mr Ogden Bloomfields 77 Commercial Road Paddock Wood Tonbridge Kent TN12 6DS

Ward Peninsula

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 4 March 2015.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan 917/6/01, block plan 917/6/02 received on 22 May 2014 and drawing number 2679_DR_004_C received on 21 January 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The acoustic fence shown on drawing number 2679_DR_004-C shall be stained with Green pressure treated Tanalith E preservative and erected before the 1st April 2015 and shall thereafter be maintained so long as the hardstanding is in use.

Reason: In the interests of the amenities of the area and to accord with policies BNE1 and BNE2 of the Medway Local Plan 2003.

- 3 The mixed hedgerows and alder shelterbelt shown on drawing number 2679_DR_004-C shall be planted before 1st April 2015. This planting shall be maintained for a period of not less than five years and any plant that dies, becomes diseased, seriously damaged or is removed shall be replaced with a similar species.

Reason: In the interests of the visual and rural amenities of the area.

- 4 The hardstanding to which this planning permission relates shall only be used for the storage of fruit bins and not for the parking of any vehicles or any other purpose.

Reason: This permission is granted having regard to the business needs of the adjacent packhouse and in order to help maintain the amenities of the area and to minimise the impact on the rural character.

- 5 The storage of fruit bins shall not exceed 3m in height within 3m of the edge of the hardstanding nor 4.5m on any other part of the hardstanding.

Reason: In order to minimise the impact on the visual and rural amenities of the area.

- 6 No more than two fork lift trucks or vehicles used for moving the bins shall operate on the hardstanding at any one time.

Reason: In order to minimise the adverse impact on the amenities of the area.

- 7 There shall be no moving or stacking of bins other than between the hours of 0700 and 18:30 Mondays to Fridays or 0700 to 1300 on Saturdays. There shall be no moving or stacking of bins on Sundays or Public Holidays.

Reason: In order to minimise the adverse impact on the residential and rural amenities of the area and to comply with policies BNE2 of the Medway Local Plan 2003.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

Variation of condition 1, 2 and 3 to allow a minor material amendment to planning permission MC/14/1414 to include acoustic fence stain detail on amended plan and provision of the mixed hedgerows and alder shelterbelt within the first possible planting season.

Relevant Planning History

MC/14/3063	Construction of a new grading, packing and storage facility with ancillary access, hardstanding, landscaping and relocation of refuelling point Undecided
MC/14/1429	Variation of condition 14 on planning permission MC/08/1121 to allow changes to the hours of operation Undecided

MC/14/1418	Change of use of land and creation of a area of hardstanding to provide for the stationing and storage of 6 caravans for agricultural workers Undecided
MC/14/1414	Retention of hardstanding for the storage of agricultural fruit bins Decision Approval With Conditions Decided 12/09/2014
MC/14/0778	Erection of a noise attenuation barrier Decision Approval With Conditions Decided 20/08/2014

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of properties within the vicinity.

No responses have been received.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2012 and are considered to conform.

Planning Appraisal

Permission was granted in 2014 for the retention of the hardstanding at the north eastern end of the Flanders Farm apple packing business to enable the storage of fruit bins. That permission was the subject of a number of conditions; the developers now seek to amend three of them with associated amendments to the works.

Condition 1 referred to the drawing numbers. A replacement drawing is now proposed which changes the location of an acoustic fence. The original alignment of the fence, as shown on drawing number 2769_DR_004-A approved under MC/14/1414, was outside the hardstanding with a new hedge just beyond it. The alignment now proposed has the fence on the edge of the hardstanding with a consequent move of the hedge leaving slightly more of the adjacent orchard area unaffected. The supporting statement states that the fence will have a firmer foundation on the hardsurface which will make it more resistant to winds.

The impact locally is unlikely to be significantly different in terms of the visual amenities and it is claimed that it would be an improvement in terms of absorption and reflection of noise. No objection is raised to the change in alignment of the fence. The overall impact will be very little different to the approved scheme and remains acceptable.

Condition 2 required the erection of the fence within 3 months of the date of the permission (i.e. by 12 December 2014). Clearly that date has now passed and a new date would need to be included. The second part of condition 2 required details of staining to be submitted for approval. This submission confirms that the fence would be pre-treated (rather than stained post erection) green Tanalith E. This is a standard finish for timber fencing and weathers to a silver grey colour which is considered to be acceptable.

Condition 3 required the hedge to be planted within 3 months of the date of the permission (again by 12 December 2014). The date has now passed, therefore a new date would need to be included. As the hardstanding has been in place some months now it is considered reasonable to require the fence to be erected and the hedge planted before the end of March (the current planting season).

Local Finance Considerations

None relevant to this application.

Conclusions and Reasons for Approval

This proposal is for a variation of a planning permission for an area of hardstanding. The variation to the permission would make little difference in terms of the impact on the visual, rural and residential amenities of the area but does extend the timescale for compliance. The changes involve a replacement drawing showing the new siting of the acoustic fence and hedge planting with details of the colour of the fence. All are considered acceptable.

If approved, the variation of the conditions would result in the issuing of a new planning permission. As such, any conditions still relevant will be reapplied.

This application would normally fall to be considered under officers' delegated powers but has been reported to Planning Committee for determination due to the relationship of the application to others at the site which are being reported to Planning Committee due to the number of representations received which express a view contrary to the recommendation.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>