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**BY PLANNING PORTAL**

27353/A3/HR/SF/kf

06 March 2019

Dear Marion

**LAND TO THE SOUTH OF CROSS KEYS, BEARSTED, KENT**  
**SECTION 73 PLANNING APPLICATION**

Further to our recent pre-application discussions (ref. 18/506634/PAMEET), please find enclosed a Section 73 planning application for a variation of condition 28 (approved drawings) for the development at land to the south of Cross Keys (ref. 14/504795/FULL) on behalf of our client Country House Developments.

The planning permission provides for the erection of 30 open market homes, 20 affordable homes, the construction of an access road and bridge, and the provision of open space and an ecology park.

**1. Submitted Details**

The following details are enclosed:

- CHQ.17.12334-PL10 Rev.B (Proposed Site Plan);
- CHQ.17.12334-PL11 Rev.A (Proposed Finished Floor Levels);
- CHQ.17.12334-PL60 (Proposed Sub-Station Plans & Elevations);
- CHQ.17.12334-PL16 Rev.A (Plot 16 Plans & Elevations);
- CHQ.17.12334-PL17 Rev.A (Plot 17 Plans & Elevations);
- CHQ.17.12334-PL25 Rev.A (Plot 25 Plans & Elevations);
- CHQ.17.12334-PL27 Rev.A (Plot 27 Plans & Elevations);
- CHQ.17.12334-PL28 Rev.A (Plot 28 Plans & Elevations);
- CHQ.17.12334-PL43 Rev.B (Plot 43 Plans and Elevations);
- CHQ.17.12334-PL50 Rev.A (House Type B Plans & Elevations);
- CHQ.17.12334-PL51 Rev.A (House Type C Plans & Elevations);
- CHQ.17.12334-PL52 Rev.A (House Type D Plans & Elevations);
- CHQ.17.12334-PL53 Rev.A (House Type E Plans & Elevations);
- CHQ.17.12334-PL54 Rev.A (House Type F Plans & Elevations);
- CHQ.17.12334-PL70 (Plots 31-33);
- CHQ.17.12334-PL71 (Plots 34-39);
- CHQ.17.12334-PL12A Rev.A (Proposed Tree Protection Plan);
- 2020/14/B/4C (Landscaping Planting Plan – Area A);
- 2020/14/B/5B (Landscaping Planting Plan – Area B).



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## 2. The Minor Amendments

Minor amendments are proposed to the list of approved plans to which Condition 28 makes reference, as follows:

### *Proposed Site Plan (CHQ.17.12334 – PL10B)*

- Reconfigured access road to accommodate refuse vehicles. Note, redesign of plot layouts to Plots 17,18,19 and 20;
- Re-design of houses pertaining to plots 16,17,25,27,28 and 43 to suit overall shape and size of plot, together with site constraints and to avoid the existing foul sewer which bisects plot 43. Also refer to plans for individual houses (below);
- Realigned footpath beside plot 43 to correspond with lie of retaining wall;
- Inclusion of a 4 x 3.7m (on plan) electrical sub-station. Refer also to detail plan (below);
- Amendment to 'bin store point' and 'bin collection point' to suit new layout;
- Inclusion of disabled parking bays to social housing blocks;
- Roof configuration amended to plots 31 – 39 block. Step formerly between plots 35 and 36 omitted and hipped roof introduced to plot 39 in lieu of extended roof.

### *Proposed Finished Floor Levels; Site Plan (CHQ.17.12334 – PL11A)*

- Proposed Finished Floor Levels to houses amended to suit proposed road levels. Applies to plots 1,3,4,5,6,7,12,13,14, 16, 17, 18, 19, 20, 21, 22, 24, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50.

### *Proposed Tree Protection Plan (CHQ.17.12334-PL12A)*

- Proposed tree protection updated to suit new layout.

### *Plot 16; Plans & Elevations (CHQ.17.12334 – PL16A)*

- Redesign of house.

### *Plot 17; Plans & Elevations (CHQ.17.12334 – PL17A)*

- Redesign of house.

### *Plot 25; Plans & Elevations (CHQ.17.12334 – PL25A)*

- Redesign of house.

### *Plot 27; Plans & Elevations (CHQ.17.12334 – PL27A)*

- Redesign of house.

### *Plot 28; Plans & Elevations (CHQ.17.12334 – PL28A)*

- Redesign of house.

*Plot 43; Plans & Elevations (CHQ.17.12334 – PL43B)*

- Redesign of house.

*House Type B; Plans & Elevations (CHQ.17.12334 – PL50A)*

- Applies to plots 1, 20 and 29;
- Amendments primarily to prevent overlooking.

*House Type C; Plans & Elevations (CHQ.17.12334 – PL51A)*

- Applies to plots 18 and 42;
- East / rear elevation handed to reflect plans.

*House Type D; Plans & Elevations (CHQ.17.12334 – PL52A)*

- Applies to plots 19, 21 and 30;
- Increase in bedrooms from 4 to 5.

*House Type E; Plans & Elevations (CHQ.17.12334 – PL53A)*

- Applies to plots 11 and 15;
- Roof line altered due to lack of headroom and window added to Bedroom 3 En-suite.

*House Type F; Plans & Elevations (CHQ.17.12334 – PL54A)*

- Applies to plots 10, 12 and 26;
- Increase in bedrooms from 4 to 5;
- Former door/window to Utility changed to single window serving study;
- Bathroom repositioned so that obscure glazing removes potential overlooking issue.

*Proposed Sub-Station; Plans & Elevations (CHQ.17.12334 – PL60)*

- Proposed enclosure for UKPN sub-station in facing brickwork and roof tiles to match proposed garages.

*Plots 31 – 33 (CHQ.17.12334- PL70) and Plots 34 – 39 (CHQ.17.12334-PL71)*

- Step omitted between plots 35 and 36 to suit site / road levels and hipped roof introduced to plot 39 in lieu of extended roof, as the latter leads to reduced internal headroom.

As a consequence of the amended plans, Condition 28 should be reworded as follows (text to be deleted is shown in strikethrough and additional text is shown in bold italics):

The development hereby permitted shall be carried out in accordance with the following approved plans: CK/TSP/915-01A, CK/TRP/915-02A, CK/TRP/915-03A; dated 26 June 2014 and 500/RP/048, 500/RP/061; dated August 2014 and A2164-SK1500 P5, A2164-SK1501 P2, A2164-SK1505 P3, A2164-SK1506 P3, A2164-SK1510 P1, ~~A2164-SK1615 P1, A2164-SK1615 P2, A2164-SK1616 P2;~~ dated July 2014 and ~~A2164-SK1600 P6, A2164-SK1601 P6;~~ A2164-SK1612 P3, A2164-SK1613 P3; dated June 2014 and ~~2020/14/B/4A, 2020/14/B/5A;~~ dated July 2014, ~~2020/14/B/2A;~~ dated June 2014 and 500/RP/001, 500/DA/008; dated April 2014 and 500/RP/004; received 12/11/2014 and 500/RP/009, 500/RP/010, 500/RP/015; dated June 2014 and ~~500/RP/043;~~ 500/RP/46, 500/RP/049, 500/RP/054; dated July 2014 and 500/RP/039, 500/RP/040, 500/RP/062; dated September 2014 and 500/RP/006, 500/RP/007, 500/RP/011, ~~500/DA/012—500/RP/013;~~

~~500/RP/014, 500/RP/016, 500/RP/017, 500/RP/018, 500/RP/019,  
500/RP/020, 500/RP/021, 500/RP/022, 500/RP/023, 500/RP/024,  
500/RP/025, 500/RP/028, 500/RP/029, 500/RP/030, 500/RP/031,  
500/RP/032, 500/RP/033, 500/RP/034, 500/RP/035, 500/RP/042,  
500/RP/043; dated May 2014 and 500/RP/070A, 500/RP/002 I REVA,  
500/RP/047 REVA, 500/RP/052 Rev A; dated February 2015 and  
500/RP/02A, 500/RP/026/C, 500/RP/027/A, 500/RP/041/A, 500/RP/042/A,  
500/RP/044/A, 500/RP/045/A, 500/RP/047/B, 500/RP/053/B, 500/RP/057/A,  
500/RP/058/A, 500/RP/070/A and LaDellWood Woodland Management Plan  
& Wetland Habitat Ref: 2020/14/B/3/B; dated February 2015 and  
Arboricultural Impact Assessment REF: SA/915/14A; dated 7 October 2014,  
Ecology Phase 1 habitat survey and reptile survey; dated September 2014,  
Flood Risk Assessment A2164/October 2014, Habitat creation and woodland  
management, Issue 2; dated September 2014, Phase 1 Geo Desk Study Ref:  
3082/14; dated October 2014, Phase 2 archaeological investigation Ref:  
2014/51; dated October 2014, Transport Assessment A2164/October 2014  
and **CHQ.17.12334-PL10 Rev.B, CHQ.17.12334-PL11 Rev.A,  
CHQ.17.12334-PL60, CHQ.17.12334-PL16 Rev.A, CHQ.17.12334-  
PL17 Rev.A, CHQ.17.12334-PL25 Rev.A, CHQ.17.12334-PL27 Rev.A,  
CHQ.17.12334-PL28 Rev.A, CHQ.17.12334-PL43 Rev.B,  
CHQ.17.12334-PL50 Rev.A, CHQ.17.12334-PL51 Rev.A,  
CHQ.17.12334-PL52 Rev.A, CHQ.17.12334-PL53 Rev.A,  
CHQ.17.12334-PL54 Rev.A, CHQ.17.12334-PL70, CHQ.17.12334-  
PL71, CHQ.17.12334-PL12A Rev.A, 2020/14/B/4C, 2020/14/B/5B  
submitted March 2018.**~~

We consider that the alterations would be minor in nature and would constitute improvements to the overall development. The red line remains the same, the number of proposed dwellings is unaltered, and the overall design, scale and massing of the scheme reflects the design principles set by the full planning permission. We are of the view that the development is not substantially different from the one which has been approved. The proposal also takes account of your pre-application feedback.

### 3. Fee

The application fee for the sum of £234.00 has been paid (fixed fee for variation of a condition).

### 4. Next Steps

I trust this information is sufficient to enable the application be promptly registered and validated, but please do not hesitate to contact me if you require any additional information at this stage.

Yours sincerely

**SIMON FLISHER**  
Director