

18/504562/FULL at Ellens Court, Doddington – Tabled Update for Planning Committee on 7th January 2021

Updated comments have been received from Kent Police. The chronology of their comments on the application is as follows:

Committee Report, 15 October 2020

“7.9 Kent Police do not raise objection but observes that the application does not demonstrate how crime prevention has been designed out. They recommend an informative to address the following issues stated below:

“Perimeter and boundary treatments to incorporate security to blend attractively into the environment

The following should meet SBD PAS 24 2016 and be tested and certified by a recognised 3rd party certification authority:

- 1. All external doorsets*
- 2. All potentially vulnerable windows e.g. ground floor or above flat roofs*
- 3. All internal apartment/bedroom doors*
- 4. All doors leading from the reception area to the private areas and corridors including the stairs*

All external fire doors should be alarmed.

There may be some residents with needs that require different forms of security. Being potentially more vulnerable, their security needs can be addressed in other ways.

All ground floor bedrooms need defensible space in front of their bedroom windows.

The workshop will need appropriate security depending on tool storage.

Patio and private garden areas to have some fencing to reinforce their private nature.”

INFORMATIVE

- 3) The applicant/agent is advised to contact Kent Police Designing Out Crime Team , Kent Police Headquarters, Sutton Road, Maidstone, Kent ME15 9BZ (Tel: 01622 653209) or www.kent.police.uk to discuss the design and site specific crime prevention in detail, as required under section 17 of the Crime and Disorder Act 1998.

Comments submitted on-line 28 Oct 20

“We have no additional comments and our earlier concerns of October 2018 remain valid, we have not been contacted by the applicant/agent and the concerns remain unaddressed. A remote site for potential vulnerable residents requires appropriate security and we therefore request a suitable Planning Condition.”

Comments submitted on-line 21 Dec 2020

“Following our response of 21 October 2020 requesting a Planning Condition and as the concerns we highlighted have not been addressed, we strongly request a Team meeting with the Planning Officer prior to the Planning Working Group Meeting.”

Officer's response

It is not necessary to impose a planning condition in this case as the Informative is considered appropriate, as the matters that are relevant can be dealt with under the landscaping condition.

Conclusion

Officers remain firmly of the view that the original conclusion reached in respect of this application (see paragraphs 10.1 to 10.3 of Appendix 1 to the December 2020 Committee report), namely that planning permission should be granted subject to conditions as set out in the report, is the correct one.