
Borough Green Borough Green And Long Mill	561080 157530	21.02.2005	TM/04/03697/FL
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Proposal:	Proposed side extension to existing unit
Location:	Unit 1 Bourne Enterprise Centre Wrotham Road Borough Green Sevenoaks Kent
Applicant:	Allied Drinks Systems Ltd

1. Description:

1.1 Members will recall that this application was reported to Area Planning Committee No 2 on 13 April 2005, where Members resolved to defer the application so that further consideration could be given to the impact of the proposal on the laurel hedge, given that it provides screening of the site from the adjacent Listed Building.

2. Determining Issues:

2.1 The applicant has stated in writing that the foundations will be piled to minimise the disturbance to the ground, with the structure above supported off a ring beam built over the piles. The erection of the superstructure and roof would be carried out with the aid of scaffolding, constructed so that it was kept clear of the hedging.

2.2 Whilst, in principle, the proposed approach might be acceptable, no details have been provided of the proposed foundations and there is insufficient information on the proposed construction work methods to enable the precise impacts and implications of the development, and the effect upon the integrity and long term health of the adjacent laurel hedge, to be investigated. The applicant has been advised that more detailed information is required, but no further response has been received.

2.3 Given that the applicant has provided insufficient information to demonstrate that the proposal will not have a detrimental impact on the long term health of the hedge, I am of the opinion that the proposal should be refused.

3. Recommendation:

3.1 **Refuse Planning Permission** as detailed in letter dated 17.02.2005 and plan nos. 1412/01, 02 and 03, and plans date-stamped 21.02.2005

1 In the absence of detailed information regarding the design and construction of the foundations for the building, and the intended method of construction for the building itself, the Local Planning Authority is concerned that the proposal would

have an unacceptable impact on the laurel hedge, which provides important screening to the adjacent Listed Building. The proposed development would therefore conflict with the objectives of policy P4/11 of the Tonbridge and Malling Borough Local Plan 1995.

Contact: Glenda Egerton