

**Ryarsh
Downs**

567098 158603

27 February 2007

TM/07/00221/FL

Proposal:

Change of use from residential to B1 offices and creation of additional hardstand areas for driveway and parking

Location:

The Hollies London Road Ryarsh West Malling Kent ME19 5AJ

Applicant:

Mr M A Hart

1. Description:

- 1.1 As some Members will be aware, the above application was deferred from the April meeting pending a Members' Site Inspection which was carried out on the 11th May 2007. Any issues raised will be addressed in the supplementary report. The previous report is attached as an Annex.

2. Recommendation:

- 2.1 **Grant Planning Permission** in accordance with the following submitted details: Design and Access Statement dated 22.01.2007, Site Plan dated 22.01.2007, Drawing SPH/210107/01 dated 22.01.2007, Floor Plans And Elevations SPH/240207/01 dated 27.02.2007, subject to compliance with the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 or the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), the layout of the development shall not be varied by means of sub-division or amalgamation of any units, nor by the insertion of additional floors, without the prior permission in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to assess the impact of such variation on parking and vehicle circulation in the interests of safe and free flow of traffic.

3. No materials, plant or other equipment of any description shall be kept or stored in the open other than in areas and to such heights as may be approved in writing beforehand by the Local Planning Authority.

Reason: To avoid obstruction of vehicle parking/manoeuvring areas and to ensure the character and appearance of the development and the locality is not significantly harmed.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and Article 3 of the Town and Country Planning (Use Classes) Order 1987 (or any order amending, revoking and re-enacting those Orders), the application site shall not be used for any purpose other than as an office falling within use class B1(a) of the Town and Country Planning (Use Classes) Order 1987 with no direct sales element from the site.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of residential amenity and highway safety.

5. The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

6. No building shall be occupied until the area shown on the submitted plan as a turning area has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved turning area.

Reason: Development without provision of adequate turning facilities is likely to give rise to hazardous conditions in the public highway.

7. No external lighting/illumination shall be installed on the site until details of any lighting/illumination have been submitted to and approved by the Local Planning Authority.

Reason: To protect the environment of nearby dwellings.

Contact: Kathryn Stapleton