

Trottscliffe **564633 160388** **9 July 2007** **TM/07/02240/FL**
Downs

Proposal: Parking area to provide overflow parking
Location: Land South Side Of Church Lane Trottscliffe West Malling
 Kent
Applicant: St Peter And St Pauls Church

1. Description:

- 1.1 The proposal is for a parking area to provide overflow parking on land at the south side of Church Lane, Trottscliffe. The proposed use of the site is for overflow car parking specifically related to church and village activities.
- 1.2 The application is being reported to Committee because the land is owned by Cllr Mrs Kemp and also because it comprises development in the Green Belt that might be regarded as inappropriate.

2. The Site:

- 2.1 The site is located within the Metropolitan Green Belt, an Area of Outstanding Natural Beauty and an Area of Archaeological Potential (front of site). The existing site is a fenced field with an informal access gate in the north-west corner, hedging along the road boundary and some scrub vegetation and tree planting over the site.

3. Planning History:

- 3.1 No relevant planning history.

4. Consultees:

- 4.1 PC: No objections.
- 4.2 KCC (Highways): In principle, no objections. The submitted plans show proposals to create a new off street parking area, to be used by the local church, which is a short walk away. Access to the site will be via an existing gated field entrance to an area of cleared undergrowth. The parking layout shows 14 spaces, but the description suggests about a dozen cars might use the facility. In this area it is likely that the parking will take place on a casual basis, with the parking area being of a suitably reinforced permeable surface and not formally marked out. The supporting letter suggests that the parking area will be for occasional use only. I suggest the gate be locked when not in use to deter inappropriate use.
- 4.3 KCC Archaeology: The application site is located within an area that has a known archaeological potential associated with an important manorial complex including church, manor house and associated outbuildings. The 1st Edition Ordnance

Survey Map shows a possible building located on the application site. This building is clearly visible on the 2nd Edition Ordnance Survey Map. The main centre of the manorial complex is located some 100m to the north. A condition requiring an Archaeological Watching Brief is recommended.

4.4 Private Reps: 3/0X/0R/0S + Art 8. No response.

5. Determining Issues:

- 5.1 The main determining issues are whether the proposed development is acceptable in principle given its Green Belt location, whether the access and parking arrangements are suitable in highway terms and whether the proposal will unduly harm the Area of Archaeological Potential and landscape amenity of the Area of Outstanding Natural Beauty.
- 5.2 The proposal involves the ground being levelled and “Tenax” turf reinforcement mesh being laid, through which the grass will grow / be re-sowed as necessary. Two existing trees will be removed from the site to enable access; however, the applicant has stated that the existing hedging will be supplemented with additional hedge planting to further screen the parking area from the road. I consider it appropriate to require the submission of hedging/boundary treatment details showing specific planting as a condition of planning permission.
- 5.3 An indicative parking layout plan has been provided, however, as the car park proposed is informal and will retain the appearance of a field, spaces will not be marked out. Kent Highways has assessed the proposal and raises no objections, but does recommend that the gates to the site remain locked when not officially in use to prevent inappropriate use of the site.
- 5.4 I consider that the informal nature of the proposed parking area and the retention of, and addition to, the existing hedging along the boundary of the site will maintain the openness of the MGB and appearance and landscape amenity of the AONB and is acceptable in terms of PPG2, policies CP3 and CP7 of the Tonbridge and Malling Borough Core Strategy 2007, policies EN1 and SS2 of the Kent and Medway Structure Plan 2006.
- 5.5 Kent Archaeology have assessed the site and note that it has a known archaeological potential, forming part of an important manorial complex and have recommended the imposition of a condition requiring an archaeological watching brief during development. I consider this acceptable.
- 5.6 For the reasons discussed above, I consider the proposal acceptable in terms of the relevant policies.

6. Recommendation:

6.1 **Grant Planning Permission** in accordance with the following submitted details: Certificate B dated 27.06.2007, Email dated 09.07.2007, Design and Access Statement dated 27.06.2007, Block Plan dated 09.07.2007, Location Plan dated 27.06.2007, 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 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hedging and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following completion of the development. Any trees or shrubs required by this condition that are removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

3 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

Informatives

1 With regard to works within the limits of the highway, the applicant is asked to consult The Highways Manager, Kent Highways, Joynes House, New Road, Gravesend, Kent, DA11 0AT. Tel: 08458 247 800.

2 Surface water from private areas shall not be discharged onto the public highway.

3 You are asked to consider whether it would be appropriate to lock the access gate to the site when the proposed use is not officially taking place, in order to prevent unauthorised use.

Contact: Kathryn Stapleton