
East Peckham East Peckham And Golden Green	566986 149150	27 March 2008	TM/08/00105/FL
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Proposal:	Alterations to the building to create first floor, external alterations to the building and change of use to offices (Class B1) with associated car parking
Location:	Brook Farm Buildings Church Lane East Peckham Tonbridge Kent TN12 5JH
Applicant:	Soundcraft

1. Description:

1.1 Members will recall that this application was deferred from the APC May meeting on 7 May 2008 for a Members' Site Inspection. The Members' Site Inspection was held on 11 June 2008 at 8.30pm. The original report is reproduced as an Annex.

2. Reason for reporting to Committee:

2.1 Deferred from previous APC for a site inspection.

3. Determining Issues:

3.1 Further to the Members' Site Inspection a number of points of clarification were sought including school opening times and number of pupils and clarification of traffic generation figures.

3.2 In addition it is worth emphasising the general layout of built development in the locality. East Peckham is spread over a wide area however the majority of built development is situated to the south and west of the application site with the bypass serving as access from the surrounding main roads and towns situated to the east. The school is at the western end of Church Lane.

3.3 The school opening times are 8.30am to 3.20pm and afterschool clubs run until about 4.15pm. In terms of the times of arrival staff start arriving at 8.30 in the morning and the gates are open at 8.45am. However the vehicular access on Church Lane is only used by parents after 9.00am. There are between 200 and 210 pupils.

3.4 In respect of traffic generation figures these are identified in the previous report in the attached Annex but further information and clarification has been sought from Kent Highways and this will be set out in detail in the supplementary report.

3.5 In light of the above considerations and those previously identified in the last report, I remain satisfied that this proposal is acceptable and therefore I support this proposal.

4. Recommendation:

- 4.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 15.01.2008, Letter dated 30.01.2008, Design and Access Statement dated 30.01.2008, Existing Plans 2864:01 dated 30.01.2008, Existing Plans 2864:02 dated 30.01.2008, Drawing 2864:07 C dated 15.01.2008, Floor Plan 2864:10 A dated 15.01.2008, Transport Assessment dated 15.01.2008, Design and Access Statement dated 15.01.2008, Letter dated 27.03.2008, Location Plan dated 27.03.2008, Proposed Plans and Elevations 2864:11 A dated 27.03.2008, subject to 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 details of any joinery to be used, including the type of glazing and cross sections of the floor levels showing the position of the proposed windows have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the visual amenity of the locality.

3. 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.

4. No building shall be occupied until the area shown on the submitted plan as 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.

5. 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.

6. The business shall not be carried on outside the hours of 8.00 to 18.00 Mondays to Fridays and 8.00 to 13.00 on Saturdays with no working on Sundays or Public and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid unreasonable disturbance outside normal working hours to nearby residential properties.

7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment, including fencing around the proposed car parking area. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs 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. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

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.

8. The use shall not commence until a scheme for the insulation of the building against the emission of sound has been submitted to and approved by the Local Planning Authority, and the building has been insulated in accordance with the approved scheme.

Reason: To protect the aural environment of nearby dwellings.

9. No development shall take place until details of any external lighting have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

10. Any light fitting installed within the building shall be recessed or otherwise screened to limit the emission of light outside the building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby dwellings.

11. No development shall commence until details of a scheme for the storage and screening of refuse has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the development is occupied and shall be retained at all times thereafter.

Reason: To facilitate the collection of refuse and preserve visual amenity.

12. The premises shall be used for B1 (a) and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument amending, revoking and re-enacting that Order).

Reason: To enable the Local Planning Authority to reassess the impacts especially car parking requirements.

13. No development shall be commenced until details of a scheme for the disposal of foul and surface water disposal has been submitted to and approved by the Local Planning Authority. The approved scheme shall be fully implemented before first occupation of the building and retained thereafter.

Reason: To prevent pollution of the water environment.

14. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through appropriate pollution prevention measures such as trapped gullies or an oil interceptor, designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through any interceptor and there shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason: To prevent pollution of the water environment.

15. Before the use commences and the building is occupied an up to date Travel Plan shall be submitted to and approved by the Local Planning Authority by the occupiers of the building. This plan shall include the measures identified in the Framework Travel Plan submitted with the Transport Assessment dated 15th January 2008 and a method of monitoring. Such plan as approved shall be fully implemented and updated as appropriate and monitored on an annual basis to ensure it is up to date and appropriate for the employees circumstances.

Reason: Development without provision of a Travel Plan will be detrimental to the local traffic and parking environment and the amenity of nearby residents.

16. The mezzanine floor hereby permitted shall be limited to 668sqm and shall be constructed in complete accordance with the plans hereby approved and there shall be no subsequent enlargement without the prior approval of the Local Planning Authority.

Reason: To accord with the terms of the application and in the interests of amenity and highway safety.

Informatives

1. Please note owing to the likelihood of the existing buildings containing or being constructed of asbestos products the applicant should contact the Health and Safety Executive for advice with the submission of a suitable method statement. Any asbestos found on site must be removed in a controlled manner by an appropriately qualified operator.
2. The applicants should take all reasonable floodproofing measures that can be taken to reduce the potential damage to the building in the event of a flood. These measures include bringing all electrical services down from the ceilings, covers for doors and airbricks, solid floors and no studwork partitions on ground floors. The applicant should contact the Environment Agency for further advice.

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