

Borough Green **561267 157100** **4 August 2009** **TM/09/01510/FL**
Borough Green And
Long Mill

Proposal: Redevelopment of existing petrol filling station and
neighbouring garden land to provide a replacement petrol filling
station and retail sales building (Tesco Express)
Location: Land To The Rear And 84 - 106 Maidstone Road Borough
Green Sevenoaks Kent
Applicant: Esso Petroleum

1. Description:

- 1.1 Planning permission is sought for the demolition of the existing petrol pumps, canopy and small sales building, incorporation of garden land to the rear, partial levelling of ground and formation of a new petrol filling station. The proposed layout of the site would involve relocation and reconfiguring of the existing vehicular entrance and exit, new petrol pumps, canopy and larger sales building. Designated parking areas are proposed to the rear of the site and to the front of the proposed sales building.
- 1.2 The existing 12no. filling positions (6 islands each accessible from 2 sides) would be replaced with 6no. filling positions in the form of 3 islands. At present the pump layout runs parallel with the road and in two rows. The proposed layout would form one row running parallel with the eastern boundary of the site, but set away from the eastern boundary.
- 1.3 The existing sales building would be demolished and the proposed plans show no building works in the location of the existing sales building. This area of the site would be fenced off using 2.5m high timber palisade fencing and covered in a gravel surface.
- 1.4 The proposed sales and retail building would run roughly parallel with the eastern boundary of the site, but towards the far west of the application site. Service yard and internal staff/storage areas are proposed for the south end of the building, with the northern two-thirds of the building be utilised for the shop floor. 2no. ATM machines are also proposed for the southern end of the building. An external chiller is proposed to be attached to the southwest corner of the sales building, adjacent to the service yard.
- 1.5 6no. vehicle parking spaces are proposed for the rear (southern) end of the site, with 8no. spaces to the front of the sales building. 1no. disabled parking space is also proposed towards the northern end of the sales building, close to 3no. cycle spaces.

- 1.6 The proposed sales building would measure 12.5m deep x 26.4m wide, with the ATM room, chiller area and service yard canopy adding a further 3.1m to the overall width of the building. In light of the level changes on the site the overall height of the sales building would measure between 3.7m and 4.2m high measured to the related footpath level. The proposed canopy height would measure between 6.2m – 6.4m.
- 1.7 In light of the nature of this proposal, and in particular the revised relationship with A25 and surrounding properties, I am taking the unusual step of recommending that the Committee considers holding a Members' site inspection in advance of the next meeting, so that Members can fully explore and appreciate the relevance of the form, character and location of the site. I believe that in this particular case it would be helpful for Members to visit the site prior to the consideration of a full report setting out the substantive issues, at the next available Area Planning Committee. In particular I feel that the site should be viewed during peak traffic hours and arrangements will be made to allow Members to attend in safety.

2. Recommendation:

- 2.1 A Members' site inspection **BE ARRANGED**.

Contact: Lucy Stainton