

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 23 January 2013

Shipbourne **TM/12/01819/FL**
Borough Green And
Long Mill

Demolition of 1 no. dwelling and construction of 1 no. four bedroom dwelling, quadruple garage and stable (alternative to TM/08/01047/FL) at Hookwood Farm Puttenden Road Shipbourne Tonbridge Kent TN11 9QY for Mr & Mrs Michael Kingshott

DPTL: Since the substantive report was drafted the applicant has advised that he intends to submit revised plans at a reduced scale. In light of this, I recommend that the application be withdrawn from the agenda to allow a reconsult on these changed plans before further before reporting back to Members.

We have also received a part-retrospective planning application relating to *“Reduce/re-grade the ground levels on part of the field to the West and South of the existing dwelling resulting in the creation of a low cliff face, the creation of a new pond to the West of the existing dwelling and erection of a poly tunnel on the land to the north of the existing dwelling”* (TM/13/00103/FL). This application requires a little more clarification but it is intended that the consultation on this and the reconsultation on the revised dwellinghouse scheme should be carried-out contemporaneously to better aid the public’s understanding of the overall proposal.

WITHDRAW APPLICATION FROM AGENDA

Ightham **TM/12/02634/FL**
Ightham

Stationing of a mobile home for a temporary period of 3 years at Mount Farm Borough Green Road Ightham Sevenoaks Kent for Mr N Connell

NO SUPPLEMENTARY MATTERS TO REPORT

Platt **TM/12/03325/FL**
Borough Green And

Long Mill**Erection of a detached dwelling, new vehicle access and parking arrangement and alterations to the existing dwelling at Rudge Platt Common Platt Sevenoaks Kent TN15 8JU for Mr Mark Johnson**

Applicant: An email has been received from DHA Planning on behalf of the applicant expressing concern that the Council considers the proposal unacceptable in respect to the siting, size, scale and design of the new building which it argues is not consistent with the informal pre-application advice provided where it was advised that these aspects would be broadly acceptable.

Private Representations: A further two letters of objection have been received since the report for this Committee was published. The following additional concerns have been raised:

- The sensitivity of the layout of Platt Common is unsuitable for further traffic.
- Approval of the development would open up the lane for more new units
- Platt Common is unsuitable for development and traffic problems are far worse
- Regarding the letter dated the 3 December 2012 from Highways, it is amazing that some Government changes to some standards make the traffic situation go from unacceptable and dangerous to safe.
- Permission should be refused with the applicant having the option of an appeal.

DPTL: Members will be aware that the preliminary informal advice given on pre-submission proposals is given on an informal basis. It is made perfectly clear that such advice does not prejudice the judgement of the Council in respect of any subsequent formal submission.

The additional objections to the development in essence present concerns that have been covered within the report before Members.

RECOMMENDATION UNCHANGED