

Mereworth (Mereworth) (A)TM/13/01542/FL
Hadlow, Mereworth (B)TM/13/01635/LB
And West Peckham

(A) Extension to existing garage block; (B) Listed Building Application: Extension to existing garage block at The Malt House 115 The Street Mereworth Maidstone Kent ME18 5LU for Mr And Mrs John Self

DPH&EH: Please note that the planning history has altered as TM/13/01803/FL and TM/13/01883/LB have both been refused since the report was written.

Borough Green (A) TM/12/02140/FL
Borough Green (B) TM/12/02141/LB
Borough Green And
Long Mill

(A) Erection of six residential dwellings and the conversion of the listed public house into two self-contained dwellings with ancillary parking and the construction of a new access drive and roundabout junction; (B) Listed Building Application: Conversion of listed public house into 2 self-contained dwellings at Former Red Lion 45 Sevenoaks Road Borough Green Sevenoaks Kent for Empire Works Ltd

PC: A further representation has been received from the PC which supports the roundabout only as an interim measure pending the construction of the bypass or the J5 slip road to the M25. More consideration should be given to improve the sight lines from the Red Lion site and a slip lane for vehicles approaching from the Western Road to turn to the east is badly needed to avoid congestion. As the roundabout is not an expensive option, money should be spent on the acoustic treatment for near neighbours.

Private Reps: 2 more objection letters to the roundabout have been received as follows:

- The roundabout will cause more disruption to the flow of traffic also pollution and noise from cars and the increasing HGV lorries through Borough Green. A dropped kerb should be installed to make access safer and an acoustic fence should be erected to cut down the noise when residents have bedrooms at the front of their properties.
- I will be in France when the Area 2 Committee meeting takes place due to being misinformed of the date; I am hoping that one of the residents soon to be affected by this road scheme will speak on my/our behalf. However to confirm my own views & the opinions of the majority of nearby residents; English Heritage should be contacted with a view to seriously consider removing the newer front part of the Red Lion, this would solve all safety issues with access to the Red Lion site. The proposed RBT will increase air pollution due to all vehicular movement on the A 25 changing course & speed, for over 20 hrs a day this road flows well with the

majority of the traffic using the A 25. The noise from HGVs traversing the poorly maintained road surface & sunken drain covers is usually heard & felt by nearby residents, the proposed road scheme with its probable camber deviations & marked spot for the RBT centre will massively add to this disturbance, add to this the fact that the A25 has a steep uphill gradient towards Platt, we will also have to suffer the noise & exhaust pollution of all vehicles accelerating after the RBT to proceed up hill. Should the above be ignored by English Heritage & the roundabout scheme be forced upon us. Proper acoustic treatment **MUST** be offered to all immediate neighbours of this road scheme perhaps in the form of airport grade secondary glazing, the funding of acoustic rock wool loft insulation & the option where feasible of acoustic living barrier fencing.

DPH&EH: A Technical report, being a comparison of the traffic implications of a roundabout compared to traffic lights, has been formally submitted as part of the application papers.

The removal of part of a listed building as suggested by the objector is not part of the scheme as submitted which must be considered on its merits. KCC H&T state that the roundabout is an acceptable access arrangement for this scheme but that further refinement in the interests of safety will be necessary. Please note that the objector was misinformed of the committee date by the PC, not TMBC.

There is judged to be no increase in noise from the roundabout which would warrant noise mitigation to existing properties as requested.

There is an error in the main report which omitted condition 14 to the planning application. An additional condition is suggested with regard to the timing of the restoration works of the listed building in the light of the importance of the merits of the restoration of the heritage asset. The suggested condition aims to allow a reasonable receipt of funds from sale of 3 of the 6 new build units due to the proportionately higher costs of the restoration element of the scheme overall.

(A) TM/12/02140/FL

AMENDED RECOMMENDATION:

Amended plans list:

Letter dated 24.10.2012, Supporting Statement dated 24.10.2012, Letter dated 09.07.2012, Other dated 09.07.2012, Email dated 22.05.2012, Existing Plans and Elevations PD-1891-20 A dated 09.07.2012, Proposed Plans and Elevations PD-1891-21 A dated 09.07.2012, Street Scenes PD-1891-30 dated 09.07.2012, Location Plan PD-1891-100 (A) A dated 09.07.2012, Proposed Plans and Elevations PD-1891-200A A dated 09.07.2012, Proposed Plans and Elevations PD-1891-300 dated 09.07.2012, Proposed Plans and Elevations PD-1891-400A A dated 09.07.2012, Proposed Plans and

Elevations PD-1891-500A A dated 09.07.2012, Design and Access Statement dated 09.07.2012, Report dated 09.07.2012, Other dated 09.07.2012, Other dated 09.07.2012, Letter dated 24.09.2012, Proposed Plans and Elevations PD-1891-500A B dated 24.09.2012, Air Quality And Odour Survey dated 24.09.2012, Noise Assessment dated 24.09.2012, Desk Study Assessment dated 24.09.2012, Email VENTILATION (Air Quality) dated 05.08.2013, Report JCT Highways Technical Note dated 08.08.2013,

Additional Conditions:

14 No surface water shall drain onto the public highway.

Reason: To prevent overloading the public drainage system

20 No more than 3 new build units hereby approved shall be occupied prior to the full completion of the restoration of the listed building in accordance with consent TM/12/02141/LB or alternative scheme as may be approved.

Reason: To facilitate the early restoration of the listed building in the interests of its historic and architectural interest.