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| <b>Ditton</b> | <b>571214 158700</b> | <b>24.03.2005</b> | <b>TM/05/00959/FL</b> |
| Ditton        |                      |                   |                       |

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| Proposal:  | Erection of a two storey extension to Cobdown House and construction of two additional buildings all for use Classes B1(a) offices, B1(b) research and development, B1(c) light industry, together with associated parking |
| Location:  | Cobdown House 548 London Road Ditton Aylesford Kent ME20 6BX   |
| Applicant: | The Patman Trust   |

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**1. Description:**

1.1 Members will recall that this application was considered at the committee meeting on 28 July 2005 where it was deferred for a Members Site Inspection (DPE pages 55-65). The site inspection took place on 17 August 2005. A copy of the report to the July meeting is attached at Annex 1.

**2. Consultees (further comments following the drafting of the original Committee report as reported on the supplementary report):**

- 2.1 PC: Revised comments: The Council continues to object to this application because of the impact the amount of cars would have on Station Road. Also the plan still does not indicate what type of industry the plans are for. The original application for industrial buildings several years ago was refused in favour of building residential properties which did go ahead, therefore industrial buildings should not be allowed.
- 2.2 Southern Water: No comment.
- 2.3 Drainage Engineer: No observations.
- 2.4 KCC Sport Development: Letter of support. The organisation considers the proposals would have a profound effect on the success of various sports initiatives as the site has been chosen as an administrative centre for Kent Football.

**3. Determining Issues (comments in relation to above consultation responses):**

3.1 When the housing development (TM/99/02556/FL) was permitted in July 2000, it covered part of the parking area for the permitted office development. The consent included a condition, stating that only one planning permission could be implemented on this part of Cobdown - in effect, a choice would have to be made between 4 houses or the parking area for office development. This condition does not prevent office development at Cobdown, but rather requires that an alternative parking arrangement would be required if the (then approved) office development

was to proceed. Members will note the applicant has submitted plans for a different scheme altogether, with adequate parking to serve this development, without harm to the parkland setting of Cobdown House.

3.2 In light of above considerations and those raised in my July report, I consider that planning permission should be granted.

3.3 Any matters arising from the Members' Site Inspection will be reported in the supplementary report.

#### **4. Recommendation:**

4.1 **Grant Planning Permission** as outlined on plans numbered 817.10C dated 15.06.2005, 817.11B received 24.03.2005, 817.12A received 24.03.2005, 817.13C received 15.06.2005, 817.14C received 15.06.2005, 817.15 received 24.03.2005, 817.16B received 15.06.2005, 817.17A received 24.03.2005, 817.18 received 24.03.2005, Tree survey CHD/L1 received 24.03.2005, Site plan received 24.03.2005, Planning statement received 24.03.2005 and Letter dated 14.06.2005, subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2 The development shall be constructed at the level indicated on the approved drawing.

Reason: In the interests of amenity and privacy.

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.

4 All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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

- 5 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment including cross sections north-south through the car parking area to the west of Cobdown House. 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.

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.

- 6 The existing trees and shrubs shown on the approved plan, other than any specifically shown to be removed, shall not be lopped, topped, felled, uprooted or wilfully destroyed without the prior written consent of the Local Planning Authority, and any planting removed with or without such consent shall be replaced within 12 months with suitable stock, adequately staked and tied and shall thereafter be maintained for a period of ten years.

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

- 7 All trees planted shall be protected (particularly against stock and rabbits) immediately upon planting and such protection shall be retained at all times for 10 years thereafter.

Reason: In the interests of good forestry and amenity.

- 8 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.

- 9 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.

- 10 Prior to the development hereby approved commencing details of secure covered cycle/motorcycle storage at a rate of 1 space per 200 square metres floor area shall be submitted to and approved in writing by the Local Planning Authority. Such details as are agreed shall be carried out concurrently with the development.

Reason: In the interests of highway safety.

- 11 Prior to the commencement of development a scheme of measures for controlling traffic on the internal access road, including boundary treatment (to restrict access onto the playing fields), speed restriction measures and a form of priority for crossing the bridge over the stream shall be submitted to the Local Planning Authority. The scheme as approved shall be implemented prior to the first occupation of any of the buildings hereby approved.

Reason: In the interests of vehicular and pedestrian safety.

- 12 No development shall take place until details of an attenuation system to control the rate of surface water discharged to Ditton Stream shall be submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details. (D008\*)

Reason: To prevent the overloading of the drainage system.

- 13 No lighting for the car park shall be installed without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of residential amenity and the visual amenity of the locality.

Informatives:

- 1 You are reminded that in the interests of highway safety the vehicle routes and parking places within the site are clearly defined.

Contact: Hilary Johnson