

TM/06/03292/FL – Proposed residential development comprising of the demolition of three existing properties and erection of twenty three residential properties with associated access, car parking provision and landscaping – Land at 94,96 and 108 Mill Street, East Malling

The applicant has taken on board many of our previous comments, of special note: the piece of land fronting Mill Street around which the footway passes, this is now to be retained as it is. Historically this is used as a passing bay, Mill Street being only 13.5 feet wide at this point.

Inaccuracies in the supporting document still remain:

1. "The site is within the centre of East Malling" – the centre of East Malling is the crossroads by the King and Queen.
2. "Weir Mill is situated within the East Malling Conservation Area", it is not, it is in the "Mill Street Conservation Area".
3. "The green wedge policy separates East Malling from Clare Park" – Clare Park (the estate) is part of East Malling
4. The neighbouring terraced houses are not three storeys, they are two-storey terraced with roof conversions.
5. The reference to the semis to the west having jettied protrusions, the planning application for this estate was retrospective and no part of it should be used as a reference point for East Malling's identity.
6. The stream is simply named The Stream not Ditton Stream!

We object on the grounds of :- traffic, parking, design and the development is not needed by the people of East Malling.

Highway Impact

Additional traffic created by this development on our already over-used village road – only 13.5 feet wide at this point is unacceptable. The Highways observation that "there will still be vacant space on Mill Street" is ludicrous, they imply that they will accept traffic input until all space in our Conservation Area has been taken up and traffic movement ceases. A situation already experienced on occasions will become permanent.

The traffic figures supplied by the aptly named TRICS were obtained between January 11th and 19th, 2006. We have since had the East Malling Depot site come into occupancy, we also have known planning applications for Mill Stream and an appeal for the adjacent Park House site. The traffic input on Mill Street of all these applications must be taken into account when considering the impact of traffic generated by this additional application.

Car Parking Spaces

Given the KCC guidelines for car parking spaces per number of bedrooms: 1 and 2 bedrooms = 1.5 parking spaces, 3 bedrooms = 2 spaces and 4 bedrooms = 3 spaces, then the plans show a shortfall of 7.5 spaces.

Plots 5,6 and 14 have four bedrooms, therefore should have three spaces each, they each have one garage with a space immediately in front of it for a second vehicle, a deficit of one space per plot – minus 3

Plot 15 has three bedrooms therefore required two spaces, it has no spaces allocated – minus 2.

Plots 19, 20,21,22,23 being one bedroom each should have 7.5 spaces, they only have 5 – a deficit of 2.5 spaces. As they are unlikely to own half a car, it would be possible that they all have 2 cars requiring ten spaces – a deficit of 5 spaces.

KE Senema

Tonbridge & Malling Borough Council
Our ref:TM/06/03292/FL

Date: 24th October 2006

The plans show a deficit of at least 7.5 spaces and probably ten spaces. Alarming there is no space allocated for visitor parking.

Design and Materials Criteria

Plots 1 to 4 fronting Mill Street form a 'T' shaped block, contradicting the proposal statement "we have taken into consideration the need to maintain a form of linear development along Mill Street (properties 1 to 4)". Whilst plots 1 and 2 are parallel to Mill Street plots 3 and 4 are end-on and protrude beyond plots 1 and 2. End-on to the road buildings are not a feature of East Malling (VDS)

Hipped and half-hipped roofs are a feature of most of the building designs (1-4,14-23, 7-9 and 4 bay garage), this is **not** a typical feature of Mill Street. 1 - 4 should not be half-hipped.

Roof materials are not specified. Other materials to be used are specified in the supplementary proposal paperwork but are not specified on the house drawings.

"The new development shall incorporate quality red brick" is a welcome statement in line with the VDS, but weatherboarding and tile hanging are not features of East Malling and at best should only be used for detailing. Ragstone, a strong feature of East Malling, seems to be omitted.

The opportunity to front the development with a ragstone wall and thus maintain a strong identity with this part of East Malling has not been taken (ref. VDS)

The existing stone wall must be continued from park House into the site entrance, and should be the boundary treatment to the passing bay fronting plots 1 and 2.

Lower left hand corner of the site plan there is a 'V' shape marked 'Chestnut Paling Fence', this must be an error as it refers to the arched ragstone wall of the listed Horse Pond and its continuation into Bone Alley. This is outside of the site area and we hope is not significant. This should be clarified.

Flood Plain

Since completion of the Middle Mill estate in 1992, the grid placed on the Horse Pond has resulted in regular flooding to the east of the pond and on at least 3 occasions it has encroached onto the driveway of 108 (not major, but should be noted). This can be prevented by replacing the road-drain that used to be at the end of Bone Alley, removed by McAlpine's when they built the estate.