

Aylesford
Aylesford

572899 158814

14 September
2007

TM/07/00289/FL

Proposal: Erection of two new dwellings
Location: Brassey Community Centre Station Road Aylesford Kent ME20
 7QR
Applicant: The Brassey Trust

1. Description:

- 1.1 Members will recall that consideration of this application was deferred at the APC3 May meeting in order for the applicant to provide a Flood Risk Assessment (FRA) for the site; and a streetscape and elevation plans showing the effect of the mitigation measures proposed through the FRA on the height and appearance of the proposed dwellings. This information has been provided by the applicant and circulated for consultation.
- 1.2 In addition, the applicant has more recently supplied an additional plan showing the northern elevation of the proposed dwellings, as facing the listed building Rosalinds Cottage; and an additional written statement.
- 1.3 A copy of my May report, and associated supplementary report, are attached as Annexes.

2. The Site:

- 2.1 The application site comprises the domestic garden of Rosalinds Cottage. Site boundaries adjoin the railway line to the south, the Crossing Keepers Cottage to the west, Rosalinds Cottage to the north and Medway Court to the east. The application site also includes the existing access point to Station Road, and the proposed access to the bridge approach of Station Road along the eastern boundary.
- 2.2 Both Rosalinds Cottage and Crossing Keepers Cottage are listed buildings. The site lies within a Conservation Area, Area of Archaeological Potential and a flood plain.

3. Planning History:

- 3.1 As per my May report.

4. Consultees:

- 4.1 PC: No objection.

- 4.2 EA: The Environment Agency recognises that there is already planning permission granted for one new dwelling at this location. This permission would result in a lower ground floor level than is now considered suitable.
- 4.2.1 The new application, although resulting in two additional dwellings will significantly raise the ground floor level, and on balance, the Agency believes this is a more preferable solution.
- 4.2.2 We would agree that incorporating a secondary defence at this location and time not appropriate especially when the ground floor is raised to a level in excess of 5.9ODN.
- 4.2.3 We would advise that the dwellings are constructed with a solid floor construction and do not include a void. The Environment Agency does not consider that the small volume of flood water displaced will be significant in tidal flood conditions.
- 4.2.4 Due to the position of the dwellings in relation to the river we would strongly advise that the residents do connect to the flood warning service and that an appropriate emergency plan is formulated. We would therefore ask for the following condition to be applied should the LPA decide to approve this application.
- 4.2.5 Condition: The residents should connect to the Flood Warning Service. Reason: To ensure the residents receive any flood warnings at the earliest possible time.
- 4.2.6 Condition: The applicant shall submit an emergency plan to the LPA and no occupation of the dwellings should take place until this emergency plan is approved by the LPA. Reason: To ensure the safety of future occupants.
- 4.2.7 Please refer to our previous letter for further requested conditions and advice regarding drainage and potential contamination.
- 4.3 KCC Heritage: Earlier advice (May report) repeated.
- 4.4 KCC Highways: The submitted drawing number 09 Rev B shows amendments to the layout. It has resulted in both of the two new dwellings being repositioned. This in turn has resulted in a redesign of the parking and turning associated with the new dwelling adjacent to the Keepers Cottage. Using turning circles the parking and turning arrangements seem acceptable.

5. Determining Issues:

- 5.1 The determining issues are set out in my previous main and supplementary reports to the APC 3 meeting in May 2007. Deferral was recommended to request further information from the applicant, particularly requiring the submission of a FRA and streetscape/plans showing the visual effects of any proposed flood mitigation measures, as detailed in paragraph 1.1 above.

- 5.2 The key issues pertaining to flooding, onsite parking and manoeuvring and whether the proposal will adversely affect the setting of the adjoining listed buildings, the character and appearance of the CA and the amenities of neighbouring residential properties will be discussed in detail in a supplementary report that will be provided prior to the APC 3 meeting. This will be issued following further clarification which is now being sought.
- 5.3 The Tonbridge and Malling Borough Core Strategy was adopted on 25 September 2007. The development plan for the application site therefore now comprises the Regional Spatial Strategy for the South East (RPG9 as amended), the Kent and Medway Structure Plan 2006 (KMSP), the Tonbridge and Malling Borough Core Strategy 2007 (TMBCS) and the saved policies from the Tonbridge and Malling Borough Local Plan 1998 (TMBLP).
- 5.4 Policy P4/11 of the TMBLP 1998 was “saved” by GOSE. It is now superseded by policy CP24 of the TMBCS 2007. Policy CP24 sets out the general criteria for all new development including a provision that development must respect the site and its surroundings and that it will not be permitted where it would be detrimental to the built environment and amenity of an area. These issues were discussed in some detail in my report to the May meeting.
- 5.5 Policies P4/1 (Listed Buildings), P4/4 (Development affecting Conservation Areas), P5/3 (Maximising residential accommodation), and P7/18 (Vehicle Parking) of the TMBLP 1998 have not been saved and are not superseded by any policies within the TMBCS 2007. These policies are therefore no longer relevant to these applications.
- 5.6 With regard to Listed Buildings, the relevant policy remains QL8 of the KMSP 2006 and PPG 15: Planning and the Historic Environment; for Conservation Areas, the relevant policy remains QL6 of the KMSP 2006 and PPG 15; with regard to maximising residential accommodation, the relevant policy remains HP2(C) of the KMSP 2006; and in relation to vehicle parking, the relevant policy remains TP19 of the KMSP 2006, KMSP 2006 Supplementary Planning Guidance (SPG4):Vehicle Parking Standards and PPG 13: Transport. These issues were discussed in some detail in my report to the May meeting.

6. Recommendation:

- 6.1 Recommendation to follow in supplementary report.

Contact: Kathryn Stapleton