
East Malling & Larkfield **570349 157919** **28 January 2008** **TM/08/00249/FL**
East Malling

Proposal: Additional car parking facilities
Location: Bradbourne House New Road East Malling West Malling Kent
 ME19 6DZ
Applicant: The East Malling Trust For Horticultural Research

1. Description:

1.1 This full application proposes the construction of an overflow car parking area to the rear of the walled garden to the north-east of Bradbourne House. The application has been amended since the original submission move the access point to the western end of the parking area, to move the access away from the housing and to provide the following points of clarification regarding the use of the area.

- *The new parking area is intended as an overflow car park for the existing visitors car park near the Stable Block. As such, its main use will be to support the developing conference business at Bradbourne House. This is only on weekdays and the car park, when used, would be used only during general office hours, 8am to 8pm.*
- *No additional parking is required for the weekend wedding business since at the weekend the existing parking areas around the house are unoccupied by tenants and there is adequate parking for wedding guests.*
- *There are one or two weekends a year when additional parking is required e.g. on days when the house and park is open to the public. Such events are normally finished by 6pm.*
- *The Trust would accept conditions controlling the use to as defined above.*
- *The overflow car parking use would be controlled by moveable signage so that it is only used when events occur that might require additional parking.*
- *No trees are to be lost as part of the works and only two trees would require minor crown lifting to enable the access to the car park.*

2. Reason for reporting to Committee:

2.1 The application is reported to Committee in light of the level of public interest in the proposal that arose from the initial submission.

3. The Site:

- 3.1 The area is currently flat and laid to grass. To the south is the walled garden to Bradbourne House and the development at Bradbourne Fields is to the north, separated from the application site by a mature tree scene.

4. Planning History:

- 4.1 None relevant.

5. Consultees:

- 5.1 PC: No objections.

- 5.2 Private Reps: 11/0X/8R/0S + ART8 + PRESS. Eight letters of objection received on the original submission raising the following concerns:

- Noise and disturbance late at night outside bedroom windows from people returning to cars after night functions.
- Impact of exhaust fumes and noise pollution.
- Car park should be an extension to the existing.
- Impact on wildlife and 'conservation area'.
- Impact of light pollution.
- Increase in traffic levels.

Two additional letters received on the amended details raising the following points:

- Parking may only be required for function and conference events but it would still impact on 16 plus residential units on Bradbourne Fields.
- Given the size of the site there must be another location that the parking could be provided in.
- If any trees are removed this may have an impact on wildlife as well as the impact on noise and pollution.
- Is this the start of something else – why do they need extra parking?

6. Determining Issues:

- 6.1 Given the siting of the proposed overflow car park away from the Grade I listed Bradbourne House it is considered that the principle considerations with the application are the impact on the residential amenity and environmental concerns of the local residents and the impact on the trees adjacent to the parking area.

- 6.2 The car park is proposed to be accessed from the existing estate track along the northern edge of the site. The car park itself would retain a grassed surface but reinforced with a geotextile membrane to make it suitable for the movement and parking of vehicles. The vehicular access from the access track to the parking area would be between a Scots Pine and an Oak. These trees would require minor works to lift the crown to enable vehicles to pass underneath but these works would not have an adverse impact on the appearance of the trees. The method of construction would ensure that the viability of the trees would not be compromised.
- 6.3 The site is within a Conservation Area. It is considered that the works would not have an adverse impact on the character of the area as there is no overall change to the site as site is currently laid to grass and would be retained as grass following the laying of the geo textile membrane.
- 6.4 The site of the car park is screened from the dwellings in Bradbourne Fields by a mature landscape strip of trees and bushes of approximately 6m in height. Although primarily deciduous the strip is densely planted and so restricts views from the proposed parking area to the houses beyond. The houses are a minimum of 20m away from the proposed parking area with the landscape strip and footpath separating the houses.
- 6.5 I can understand the concerns of residents in light of the unrefined nature of the original submission. In light of these concerns the applicants have stated that the car park is to be used as overflow parking when required Monday to Friday 8am to 8pm with one or two weekends a calendar year up to approximately 6pm. The car park would therefore not result in additional late night noise and disturbance to local residents as it would not be in use at this time of day. Given the hours of use there would also not be a substantial light pollution issue. Conditions will be required to ensure such control.
- 6.6 The application proposes an additional 24 parking spaces. Given the relatively low number of vehicles that would be using this facility and the number of cars in general in the surrounding area it is not considered that the additional vehicles would add substantially to an air quality issue in the vicinity.
- 6.7 Residents have raised concerns regarding the impact of the works on local wildlife. No trees are proposed to be lost as part of the works and the impact to grassed areas is minimal.
- 6.8 Overall, subject to the provision of conditions to restrict the hours of operation of the car park the proposal is considered to be acceptable.

7. Recommendation:

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 28.01.2008, Location Plan dated 28.01.2008, Site Plan dated 28.01.2008, Design and Access Statement dated 28.01.2008, Letter dated 03.09.2008, Site Layout P1A2327 dated 03.09.2008, subject to:

Conditions / Reasons

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

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

- 2 The parking area shall not be used outside the hours of 8am to 8pm Mondays to Fridays, nor at any time on Saturdays or Sundays other than a maximum of two weekends in a calendar year between the hours of 8am and 6pm (and then only to facilitate public open days at Bradbourne House).

Reason: To protect the residential amenity and environment of nearby dwellings.

- 3 No development shall take place until details of method and construction of the car park and access road surfacing have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

Reason: To ensure that the development does not harm the character and appearance of the area or the adjacent trees.

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