



**4. Planning History:**

TM/00/01287/FL Grant With Conditions 23 August 2000

Erection of 1022 sqm. warehousing

TM/00/02586/RD Grant 17 January 2001

Details of external materials submitted pursuant to condition 2 of planning permission TM/00/01287/FL: erection of 1022 sq m warehousing

TM/00/02587/RD Grant 17 January 2001

Details of landscaping and boundary treatment submitted pursuant to condition 5 of planning permission TM/00/01287/FL: erection of 1022 sq m warehousing

TM/00/02588/RD Grant 14 November 2002

Details of soil investigation submitted pursuant to condition 10 of planning permission TM/00/01287/FL: erection of 1022 sq m warehousing

TM/06/00461/FL Grant 19 April 2006

Single storey office extension to existing warehouse

TM/06/02006/FL Grant 9 August 2006

Erection of temporary buildings

TM/07/00700/RD Grant 10 April 2007

Details of landscaping submitted pursuant to condition 5 of planning permission TM/06/00461/FL: Single storey office extension to existing warehouse

TM/12/00985/OA Pending

2 mixed use B1 (80m<sup>2</sup>) and B2 (246m<sup>2</sup>) units with associated parking and landscaping

**5. Consultees:**

5.1 Snodland TC: Noted.

5.2 DHH: No environmental protection issues raised by this application.

5.3 EA: No comment.

5.4 KCC (Highways): No objection subject to planning conditions to retain the proposed vehicle parking and turning space.

5.5 Private Reps: 32/0X/0S/0R + site notice: No response.

**6. Determining Issues:**

6.1 Planning permission was granted in 2000 under planning reference TM/00/01287/FL for the erection of a warehouse. Planning conditions 3 and 4 of this planning permission require the creation and retention of the submitted on-site vehicle parking and turning arrangements.

6.2 Planning permission was granted in 2006 under planning reference TM/06/00461/FL for the erection of an office extension ancillary to the existing warehouse. Planning condition 2 of this planning permission requires the creation and retention of the submitted on-site vehicle parking arrangements. The aim of this planning condition is to create and retain the additional on-site vehicle parking required to serve the office extension.

6.3 The current application seeks to remove this planning condition and proposes an alternative parking and turning layout. The proposed layout comprising a total of 17 car parking spaces, 3 lorry spaces and a turning area to accommodate articulated vehicles. This arrangement will provide adequate on-site parking and turning areas and will ensure no adverse impact upon highway safety.

6.4 The parking arrangements combined under both the 2000 and 2006 planning permissions were satisfactory and ensured no adverse impact upon highway safety. The arrangements currently proposed are also acceptable to serve the existing site use. I therefore recommend the planning application is granted.

**7. Recommendation:**

7.1 **Grant Planning Permission** in accordance with the following submitted details:  
Email dated 23.07.2012, Site Plan 06 00461 D dated 19.07.2012, Parking Layout GB31/07/2012 dated 31.07.2012 and subject to the following:

**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 A condition requiring the retention of the existing approved and implemented parking/or the parking hereby approved. Detailed wording, including the mechanism to require the applicant to notify the Council of the exercise of this permission, to be included in a Supplementary Report.

Contact: Maria Brown