



Local Planning Authority. These details shall include any necessary mitigation measures to ensure that the use, including any plant, machinery or equipment, does not have unacceptable impact on the amenity of nearby residential properties through the transmission of noise or vibration or by virtue of dust, smell or other emissions. The approved measures shall be implemented before the use commences and thereafter retained. All these requirements shall also apply to any subsequent use within Use Class B2, should the occupancy or nature of the use change.

Reason: To ensure no unacceptable impact on adjacent residential amenity in accordance with Policy E1 of the Development Land Allocations Development Plan Document 2008 and paragraph 123 of the National Planning Policy Framework 2012.

4. 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 to the satisfaction of the Local Planning Authority. Thereafter it shall be kept available for such use and no permanent development or storage of any kind, 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 and be contrary to Policy SQ8 of the Tonbridge and Malling Borough Managing Development and the Environment Development Plan Document 2010.

5. The use shall not be commenced, nor the premises occupied, until the area shown on the submitted plan as vehicle turning area has been provided, surfaced and drained to the satisfaction of the Local Planning Authority. 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 the provision of adequate accommodation for the turning of vehicles is likely to be detrimental to highway safety and therefore contrary to Policy SQ8 of the Tonbridge and Malling Borough Managing Development and the Environment Development Plan Document 2010.

6. The access details shown on the approved plans shall be completed to the satisfaction of the Local Planning Authority prior to the commencement of any other works authorised by this permission, the occupation of any buildings hereby approved, the use of the site being commenced, and the access shall thereafter be maintained.

Reason: Development without provision of adequate vehicle access onto the public highway is likely to be detrimental to highway safety and therefore contrary

to Policy SQ8 of the Tonbridge and Malling Borough Managing Development and the Environment Development Plan Document 2010.

7. Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 5.5m from the carriageway edge.

Reason: To ensure no adverse impact upon highway safety in accordance with Policy SQ8 of the Tonbridge and Malling Borough Managing Development and the Environment Development Plan Document 2010.

8. The development hereby permitted shall not be occupied until the visibility splays shown on the submitted plan have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

Reason: The provision and maintenance of the vision splay as shown on the approved drawings must be created and retained to ensure no adverse impact on highway safety in accordance with Policy SQ8 of the Tonbridge and Malling Borough Managing Development and the Environment Development Plan Document 2010

9. The B2 use hereby permitted shall only be operated within the hours of 08.00 and 18.00 Monday to Friday and 09.00 and 13.00 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To ensure no unacceptable impact on adjacent residential amenity in accordance with Policy E1 of the Development Land Allocations Development Plan Document 2008.

10. Deliveries and collections at both B1 and B2 uses as permitted shall only be made during the hours of 08.00 and 18.00 Monday to Friday and 09.00 and 13.00 on Saturdays and at no time on Sundays or Public and Bank Holidays.

Reason: To ensure no unacceptable impact on adjacent residential amenity in accordance with Policy E1 of the Development Land Allocations Development Plan Document 2008.

11. No materials, plant or other equipment of any description shall be kept or stored in the open.

Reason: To ensure no unacceptable impact on adjacent residential amenity in accordance with Policy E1 of the Development Land Allocations Development Plan Document 2008.

12. No tannoy shall operate outside the permitted buildings at any time.

Reason: To ensure no unacceptable impact on adjacent residential amenity in accordance with Policy E1 of the Development Land Allocations Development Plan Document 2008.

13. The noise from the operation of reverse warning alarms shall be inaudible at the western site boundary adjacent to The Woodyard.

Reason: To ensure no unacceptable impact on adjacent residential amenity in accordance with Policy E1 of the Development Land Allocations Development Plan Document 2008.

14. All plant, machinery and equipment to be used must be located within the permitted buildings and be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any neighbouring premises.

Reason: To ensure no unacceptable impact on adjacent residential amenity in accordance with Policy E1 of the Development Land Allocations Development Plan Document 2008.

15. The recommendations of the Flood Risk Assessment received 02.05.12 shall be implemented and thereafter retained. The ground floor levels of the permitted units are to be set 0.3m above the predicted flood level of 4.9m AOD and be suspended with open voids below.

Reason: To ensure there is no increase in flood risk in accordance with paragraph 103 of the National Planning Policy Framework 2012.

16. The existing acoustic fence to the western boundary with The Woodyard shall be retained.

Reason: To ensure no unacceptable impact on adjacent residential amenity in accordance with Policy E1 of the Development Land Allocations Development Plan Document 2008.

### **Informatives**

- 1 Adequate precautions shall be taken during the progress of the works to guard against the deposit of mud and similar substances on the public highway.
- 2 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the public highway or any adjacent site.
- 3 The planning permission hereby granted does not include permission for the erection of any external lighting.
- 4 The applicant should be aware that they are responsible for the safe development and secure occupancy of the site. The Council, acting as the Local Planning Authority, has determined the application on the basis of the information available to it - this does not mean that the land is free from contamination.
- 5 Certain types of operation permissible under a B2 Permission may also require a Permit under Regulation 13 of the Environmental Permitting Regulations 2010 (as amended). Any person operating a Prescribed Process without such a Permit is

liable to prosecution. The Applicant is thus strongly advised to contact the Environmental Protection team to determine if any proposed use would require such a Permit.

Contact: Maria Brown