



East Malling & Larkfield TM/12/02480/FL  
East Malling

Demolition of 5 houses and 36 x one bedroom flats and redevelopment to create 34 flats, 18 family houses and 4 bungalows of affordable accommodation at Land Rear Of Bondfield Road Temple Way And Carnation Crescent East Malling West Malling Kent for Russet

Further views from PC: *Wish to make the following additional comments:-*

- 1. We are pleased that they support the aims of the Village Design Statement and recognise the important work that the Conservation Group carried out in preparing that document.*
- 2. The Parish Council accept that it would not be appropriate to try to introduce into the Stepstile/Winterfield Estates area a design that reflects the Conservation Area status of much of the village or the historic buildings that exist there.*
- 3. The Parish Council are of the view that the architect here has chosen the design with the intention of a radical statement rather than a design which would fit in more sympathetically to the existing estate.*

*The Parish Council do not seek buildings that replicate the existing social housing which as stated, particularly in the case of Stepstile which are replicated across Tonbridge and Malling Borough and elsewhere.*

*The Parish Council seek a design which more closely goes with the grain of the surrounding buildings but nevertheless using modern materials. Whilst we welcome the change of colour from brown to red (depending on actually seeing a sample) we feel akin to the original design in the applicant's newsletter of February 2012. The Parish Council incidentally never been consulted by Russet Homes and cannot understand why there appears to be a radical change of stance resulting in the present plans being put forward. It is understood that at the first exhibition around 45 people attended and 46 at the second exhibition. There are 1200 adults approximately on the two estates so whilst the consultation that took place was welcomed the level of responses is therefore quite low and therefore unreliable as a measure of public opinion.*

- 4. As an overall point we question the statement that in the last 10 years there has been a "more popular interest in contemporary design" as set out in No.6 actually looking at the design of houses on local developments, developers seem to stick with existing designs which are popular and sell.*
- 5. Overall these flats as designed will be so different to anything else that exists in East Malling and will go against the wish to more closely integrate "the village" and "the estates" and we repeat our request for a site inspection.*
- 6. We feel that the roofline is particularly incongruous and overbearing and out of character with the surrounding buildings.*

7. *The Parish Council feel these buildings represent a townscape and would be more appropriate for say Chatham Dockyard.*

Police Architectural Liaison Officer: The scheme is open and designed with a layout that in my opinion is sustainable and will work for designing out crime. The link road is welcomed because, as the development stands today, access through the area is restricted and enclosed so therefore difficult to successfully police.

Private Reps: Two further representations have been received and a request made for a site inspection to be carried out before the proposal is considered by Committee Members, on the grounds that if a judgement is made just on the basis of the submitted plans then this would be misinformed and catastrophic to the local community.

It is also stated that the flats complex represents a clear contradiction of the Local Plan and would not contribute to the sense of continuity and belonging in the village. The application seems to be exempt from the established checks and balances and the Borough seems to be taking a sympathetic line toward the major part of this proposal.

DPTL: There is a formatting error on the report. Please be aware that on page 46 the paragraph numbers should run concurrently and not jump back from 6.11 to 6.5.

The comments regarding a site inspection are noted. Members will wish to consider whether they would wish to undertake a site inspection prior to the determination of the development.

The comments of the Architectural Liaison Officer are noted and would need to be given due weight when considering whether to open the access road. All other more specific detailed matters to do with designing out crime can be achieved through the applicant and their agent working closely in partnership with the police.

The comments made by the PC are in the majority with regard to design are dealt with in the body of report. With regard to the points made in respect of the Russet pre-submission consultation it must be remembered that this is entirely discretionary and the scale of development here is substantially below the "threshold" that has been talked-of, but never confirmed by Government, of 200+ units. While it is not an issue in the Council's decision on this case, I am advised that in excess of 790 letters were sent by Russet, posters were displayed and invitations sent to, amongst others, Local Borough Councillors, the Church, the Parish Council and the Police. Reports of the two public sessions in December 2011 and March 2012 are available from Russet. The Borough Council has, of course, carried-out *statutory* consultation in accordance with current practice.

To avoid any concern regarding building height in practice it is considered appropriate to add a condition requiring slab level details to be submitted approved and complied with.

**Amend recommendation to add the following condition:**

17. No development shall be commenced until details of the finished floor level of the ground floor of all the proposed buildings have been submitted to and approved by the Local Planning Authority. The submitted levels shall be shown in relation to a readily identifiable and verifiable datum. The buildings shall be constructed at the approved levels.

Reason: In the interests of the amenity of neighbouring residential properties and the locality in general.

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East Malling & Larkfield TM/12/02631/FL  
Larkfield North

Demolition of all existing buildings and structures on site; ground works to create development levels; construction of a new 870 sq m, three storey KM Group headquarters office; construction of 55 dwellings including garages; creation of a new vehicular access from Sheldon Way and New Hythe Lane, including provision of a new mini roundabout; provision of access roads, footpaths, landscaping and associated infrastructure at Messenger House New Hythe Lane Larkfield Aylesford Kent ME20 6SG for The KM Group And Redrow Homes

KCC Highways: Crash data indicates that 5 slight injury crashes have occurred in the latest 3 year period to 30.06.12 between the motorway bridge and up to and including the junction with Leybourne Way and Bellingham Way. There is no particular pattern to the crashes. This has not been identified as a crash remedial site area and this safety record does not give cause for concern. Adequate visibility is available at all access points and the roundabout design proposes pedestrian refuges that provide suitable crossing points across New Hythe Lane. The proposal therefore does not raise any objections from a highways perspective.

Private Reps: Three further representations received from residents in the surrounding area raising concerns regarding traffic generation and the potential for additional pressures being placed on existing community facilities, such as schools, Doctors, leisure facilities etc.

DPTL: The further comments are noted and do not change the overall recommendation. Following further consideration of the conditions a minor revision is suggested to improve condition 9.

**Amend recommendation to vary the wording of condition 9 as follows:**

9 No development shall be commenced until full details of a scheme of acoustic protection of habitable rooms having windows that will be exposed to a level of noise in Noise Exposure Category B, C or D as set out in Policy SQ6 of the Tonbridge and

Malling Borough Local Plan have been submitted to and approved in writing by the Local Planning Authority. The scheme of acoustic protection shall be sufficient to secure internal noise levels no greater than 30 LAeq dB in bedrooms and 40 LAeq dB in living rooms with windows closed. Additionally, where the internal noise levels will exceed 40 LAeq dB in bedrooms or 48 LAeq dB in living rooms with windows open the scheme of acoustic protection shall incorporate appropriate acoustically screened mechanical ventilation, or any other form of ventilation as agreed by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the dwelling to which it relates and shall be retained at all times thereafter.

Reason: To protect the aural environment of the occupiers.

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East Malling & Larkfield TM/12/02844/FL  
East Malling

Demolition of existing garages at Carnation Close and the erection of 2 new 3 bedroom / 5 person houses with associated landscaping, gardens and car parking at Carnation Close East Malling West Malling Kent for Russet Homes

DPTL: The concerns of the local residents regarding the loss of the garages are noted, however it is important to re-iterate that any grant of planning permission does not override the garage tenants rights. The issue of inadequate street lighting in the alleyway is not a matter that can be addressed through the planning application. It is however possible to add an informative to ask the applicant to look at enhancements to the street lighting as part of the overall package of enhancements across the estate.

**Amend recommendation to vary the wording of informative 1 to the following and add the following informatives**

1. During the demolition and construction phase the hours of working (including deliveries) shall be restricted to Monday to Friday 0800-1800 hours, Saturdays 0800-1300 hours with no work on Sundays or Public or Bank Holidays. You are advised to contact the Environmental Health Pollution Control Team on [pollution.control@tmbc.gov.uk](mailto:pollution.control@tmbc.gov.uk) in advance of the commencement of works to seek the necessary consents required under Section 61 of the Control of Pollution Act 1974.
2. The proposed development is within a road which has a formal street numbering scheme and it will be necessary for the Council to allocate postal address(es) to the new property/ies. To discuss the arrangements, you are invited to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to

nameandnumbering@tmbc.gov.uk. To avoid difficulties for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.

3. The applicants are encouraged to consider enhancing the street lighting to the alleyway from Carnation Close to New Road as part of the environmental enhancements to the estate as a whole.
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East Malling & Larkfield TM/12/02846/FL  
East Malling

Demolition of existing garages at Lavender Road/Catlyn Close and the erection of 5 new houses: 2 x 2 bed and 3 x 3 bed, with associated landscaping, gardens and car parking at Lavender Road East Malling West Malling Kent for Russet Homes

DPTLS: The concerns of the local residents regarding the loss of the garages are noted, however it is important to re-iterate that any grant of planning permission does not override the garage tenants rights.

**Amend recommendation to add the following condition, vary the wording of informative 1 and add an additional informative as follows:**

- 7 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

Informatives

- 1 During the demolition and construction phase the hours of working (including deliveries) shall be restricted to Monday to Friday 0800-1800 hours, Saturdays 0800-1300 hours with no work on Sundays or Public or Bank Holidays. You are advised to contact the Environmental Health Pollution Control Team on [pollution.control@tmbc.gov.uk](mailto:pollution.control@tmbc.gov.uk) in advance of the commencement of works to seek

the necessary consents required under Section 61 of the Control of Pollution Act 1974.

2. The proposed development is within a road which has a formal street numbering scheme and it will be necessary for the Council to allocate postal address(es) to the new property/ies. To discuss the arrangements, you are invited to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to [nameandnumbering@tmbc.gov.uk](mailto:nameandnumbering@tmbc.gov.uk). To avoid difficulties for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.
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East Malling & Larkfield TM/12/02857/FL  
East Malling

Demolition of existing garages at Twisden Road and erection of 7 new 2 bedroom / 4 person houses with associated landscaping, gardens and car parking at Twisden Road East Malling West Malling Kent for Russet Homes

DPTLS: The concerns of the local residents regarding the loss of the garages are noted, however it is important to re-iterate that any grant of planning permission does not override the garage tenants rights.

**Amend recommendation to add the following condition, vary the wording of informative 1 and add an additional informative as follows:**

- 7 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

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- 1 During the demolition and construction phase the hours of working (including deliveries) shall be restricted to Monday to Friday 0800-1800 hours, Saturdays 0800-

1300 hours with no work on Sundays or Public or Bank Holidays. You are advised to contact the Environmental Health Pollution Control Team on [pollution.control@tmbc.gov.uk](mailto:pollution.control@tmbc.gov.uk) in advance of the commencement of works to seek the necessary consents required under Section 61 of the Control of Pollution Act 1974.

2. The proposed development is within a road which has a formal street numbering scheme and it will be necessary for the Council to allocate postal address(es) to the new property/ies. To discuss the arrangements, you are invited to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to [nameandnumbering@tmbc.gov.uk](mailto:nameandnumbering@tmbc.gov.uk). To avoid difficulties for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.
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