

SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

DATED 18 December 2012

Aylesford (A) TM/12/02439/OA
Aylesford (B) TM/12/02443/OA
(C) TM/12/02444/FL

(A) Outline Application for residential development (about 36 dwellings on four sites) together with new road to Area R1 and improvements to memorial gardens

(B) Outline Application: Residential development of about 208 dwellings (including about 68 affordable units) together with new roads, play areas and informal open space following demolition of existing hospital buildings. Conversion of Preston Hall for residential use.

(C) Alterations and construction of new internal roads serving existing residential and health uses and proposed residential development. Alterations to existing car parking areas serving Heart of Kent Hospice, Gavin Astor House and Churchill Centre

DPTL: Further technical reports have been submitted regarding air quality, noise and traffic movements without the replacement east/west link that substantiate the contents of the committee report.

Correspondence has been received from both Agents regarding suggesting the rewording/clarification of some of the conditions. It should be noted though that the Report does make it clear that *the specific wording of the conditions on all three applications is to be subject to fine tuning and the agreement between DPTL and the Chief Solicitor*. The Agents' comments will be taken into full consideration when finalising the precise wording of conditions.

Also with regard to conditions it is considered appropriate to attach an additional condition to TM/12/02444/FL regarding the provision of appropriate HGV turning provision at the main Preston Hall access with the provision of a pedestrian access at this point – this may require some additional works in this vicinity (including possible puncture(s) of the wall to facilitate pedestrian access). This will require further detailed work that may be controlled by condition.

The details submitted to conditions on each of the proposals will be subject to publicity/consultation and identified on List B so that both the public and Members will be alerted to the submission of such details and be able to comment comprehensively thereon.

There is also a typographical error in the recommendation at para. 7.3. The recommendation should in fact say **Grant Planning Permission** and the word Outline should be deleted.

(A) TM/12/02439/OA – Recommendation remains unchanged

(B) TM/12/02443/OA - Recommendation remains unchanged

(C) TM/12/02444/FL – Amend recommendation to read **Grant Planning Permission** and add further conditions as follows (Final detailed wording to be delegated to Director Planning, Transport and Leisure in liaison with Chief Solicitor)

- 6 Development shall not begin until details indicating appropriate HGV turning and pedestrian access facilities at the junction between the A20 London Road and the Preston Hall Entrance drive have been submitted to and approved in writing by the Local Planning Authority. No development approved under TM/12/02443/OA shall be occupied prior to that junction being constructed in accordance with these details.

Reason: To ensure the safe and free flow of traffic

- 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.
