Ditton Ditton TM/12/03787/FL

Demolition of existing dwelling and erection of two houses and one bungalow at 6 Downderry Way Ditton Aylesford Kent ME20 6PB for Clarendon Homes

Private Reps: Two further letters of representation have been received in response to the Committee report making the following points:

- It is considered that the proposal represents overdevelopment and that the plot is not wide enough to accommodate two large houses without harming the character of Downderry Way. Bungalows would be more appropriate.
- KCC has made no reference to the lack of parking space in Downderry Way.
 Reference to a site further down Downderry Way is not considered to be relevant to this application.
- There is concern about visibility at the access onto Bradbourne Lane and that the proposal will lead to intensification in road traffic. There is no pavement in Bradbourne Lane and so cars travel very close to the edge of the road making an exit from Downderry Way very dangerous.

Environment Agency: The application has a low risk and there are no planning comments to make. The applicant may be required to apply for other consents directly from the Environment Agency. This matter can be covered by an informative.

DPHEH: I consider the above points have been addressed in the main report.

AMENDED RECOMMENDATION:

Additional informative:

The applicant may be required to apply for other consents from the Environment Agency. The term "consents" includes permissions or licences for different activities (such as water abstraction or discharging to a stream) over which the Environment Agency has a regulatory role in issuing or monitoring. The applicant should contact 03708 506506 or consult the following website http://www.environment-agency.gov.uk/netregs

Ditton Ditton TM/13/00918/FL

Partial demolition and alterations to ancillary domestic outbuildings at 429 London Road Ditton Aylesford Kent ME20 6DB for Mr John Wright

No supplementary matters to report.

East Malling & Larkfield East Malling

TM/13/00964/FL

Proposed detached games room with link corridor at 9 Clare Wood Drive East Malling West Malling Kent ME19 6PA for Mr And Mrs Chapman

No supplementary matters to report.

Aylesford Aylesford

TM/13/00342/FL

Proposed public house/restaurant and associated works at Land East Of A20 And South Of St Laurence Avenue Allington Maidstone Kent for Marston's Inns & Taverns

DPHEH: From an Environmental Health point of view it has been confirmed that as the manufacturer of the foul drainage package treatment plant is content that the system will cope with the insignificant quantities of beer and cleaning fluid, then there are no objections.

AMENDED RECOMMENDATION:

Additional conditions:

The building shall not be occupied nor the use commenced until the drainage works have been completed in accordance with the approved plans and those works shall thereafter be permanently retained.

Reason: In the interests of pollution prevention.

7 The Managers flat hereby approved shall only be occupied by persons employed in the Public House or a dependant of such a person residing with him or her.

Reason: In order to protect the amenities of the occupiers of the residential accommodation, given the close physical and functional juxtaposition of that accommodation and the commercial premises.