

Ditton

TM/12/03787/FL

Ditton

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

Neighbours: A further representation has been received from a neighbour. It is considered that three years is too long a period to put up with the disruption of building works. They also ask whether a condition could be attached requesting that the builder must re-establish the narrowing of the access immediately in front of the driveway to number 4 Downderry Way. It is stated that this part of Downderry Way is full of tree stumps which forces traffic towards parked cars and damages the road surface. The neighbour would appreciate this being addressed before any building deliveries and large machinery has access to the site.

DPHEH: The 3 year period *for implementation* is a statutory requirement unless special circumstances apply and such conditions do not apply in this case. It is recommended that to seek to avoid risk of delivery vehicles blocking Downderry Way during peak traffic hours, including outbound school trips, that a condition be attached preventing such deliveries. In addition it is suggested that additional Informatives are added to the recommendation, as set out below.

The Director of Finance and Transformation has advised that there are no properties in Downderry Way that pay non-domestic rates.

Southern Water states that a connection under S106 of the Water Industry Act is required. This is controlled under that legislation and would ensure adequate sewerage provision.

**AMENDED RECOMMENDATION:**

**Additional condition:**

**14. During the demolition and construction phase no deliveries of materials by Heavy/Medium Goods Vehicles shall take place that require waiting on Downderry Way between 7.00am and 9.00am**

**Reason: In the interests of traffic safety**

**Additional Informatives:**

**8. During the demolition and construction phase, parking spaces should be made available within the site, as far as is practical, to accommodate contractors vehicles associated with the development.**

**9. The granting of this permission does not purport to convey any legal right to block or impede any private right of way without any consent which may be required from the beneficiaries of the right of way.**

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**East Malling & Larkfield TM/13/00551/FL  
East Malling**

**Replacement of self-supporting fence situated behind existing ragstone boundary wall. In addition, replacement of small section of fencing with ragstone walling in keeping with adjoining wall fronting on house at Ivy House Farm 42 Chapel Street East Malling West Malling Kent ME19 6AP for Mr Jonathan Colvile**

In light of further comments received since the publication of the Report this application is **WITHDRAWN FROM THE AGENDA** to enable the Environmental Health team to carry out further investigations into potential noise deflection levels from the fence and also to enable further checks to be made regarding suggested discrepancies in the details on the plan and the measurements of the fence as part installed on site.

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**Aylesford TM/12/03806/FL  
Blue Bell Hill And  
Walderslade**

**Change of use from agricultural to a "natural burial ground". Construction of a memorial building, ancillary building and car parking. Creation of vehicular and pedestrian access onto Common Road at Land Opposite 197 Common Road Chatham Kent for Commonwealth Properties Ltd**

This application has been **WITHDRAWN**. It has been indicated that a revised scheme may follow.

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Aylesford (A) TM/12/01762/FL  
Aylesford (B) TM/12/01763/LB

**(A) Conversion of property to 8 self-contained residential units, together with removal of rear additions of roof enclosure to enclosed loading area, additional floor added to rear building and internal and external alterations; (B) Listed Building Application: Removal of add-ons at rear of listed building, removal of roof enclosure to enclosed loading area, conversion of existing to residential, additional floor added to rear building as part of re-modelling at Aylesford Business Centre 17 High Street Aylesford Kent ME20 7AX for Aylesford Business Centre**

KCC Highways: Additional comment received removing previous objection, further to additional information being submitted with regard to parking.

The applicant has supplied a further letter to advise that, in response to local concern with regard to the loss of the retail space within the village, they are willing to apply, in due course, on a separate application to turn the ground floor premises of number 17 into retail space for an A1 / A2 or B1 use.

They have also agreed to alter the window to the east flank wall at first floor level to obscured glazing.

Two additional neighbour comments received, one registering objection to the application and the other querying points in the report.

DPHEH: Although comments from the objectors are noted the matters raised are covered in the main report. While the applicant's comments with regard to the retail unit are to be welcomed these matters are not decisive to the current case.

**MY RECOMMENDATION REMAINS UNCHANGED.**

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