

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

Applicant: An additional letter has been received from the applicant's agent to support the application. The agent makes the following points, principally with regard to the potential impact upon no.13 High Street:

- 1) The development would only mean the loss of sunlight for 1.5 hours between 2-3.30pm during winter months with no change in summer due to the angle of the neighbour's windows to the proposed development.
- 2) Sunlight to the conservatory and garden are unchanged due to the existing boundary situation with the existing boundary wall
- 3) Overlooking would not be worsened by the proposed development due to the angle of windows in the proposed unit and the existing dwellinghouse at number 13 from one another.
- 4) The loss of view from number 13 is not significant
- 5) Contamination reports which have been submitted with the application have not shown any contamination on the site.

Private Reps: An additional letter of representation has been received from a neighbouring property stating that the Council has not fully considered all of the relevant policy documents in the assessment of the application.

DPHEH comment: The additional private representation makes reference to Policy P4/12 of the Borough Local Plan and the associated policy annex. This policy relates to residential extensions and not to the conversion of commercial units into residential use and therefore has not been referred to in the Committee Report. The aspects that the policy seeks to protect such as visual impact and residential amenity have, however, been assessed in the Committee Report as they represent material considerations in the determination of the application.

TMBLP Policy P4/1 which relates to Listed Buildings has not been saved as part of the Local Development Framework.

The NPPF supports economic growth in rural areas and seeks to promote the retention and development of local services such as local shops. As the main Committee Report highlights, a judgement on the acceptability of the application requires a balance between the economic benefits of bringing the property into a more viable use, the permitted development “fall back” position, the potential impact upon the neighbouring dwellings of the existing and proposed uses and the loss of the local employment premises. The NPPF is supportive of economic growth but also states that sites should not be protected for such uses on an indefinite basis.

Paragraph 126 of the NPPF relates to conserving and enhancing the historic environment. Although specific reference has not been made to this paragraph in the Committee Report, the report does contain an assessment as to any harm that the development may cause upon the heritage asset in line with the guidance contained within the NPPF.

My recommendation remains unchanged.

Aylesford **TM/13/02131/FL**
Blue Bell Hill And
Walderslade

Excavation of trenches and creation of bunds on field boundaries (retrospective) at Land Opposite 197 Common Road Chatham Kent for Burden Bros

Applicant: An additional statement has been received from the applicant in support of the application. He has confirmed that the reason for the bund excavation is to stop any unauthorised access onto land within his management. The grassland is being managed in accordance with good agricultural practice for the production of hay to beef. There is a need to prevent 4 x 4s, motorbikes and illegal campers trespassing and ruining crops. Fences constructed in the past have been damaged and access obtained, resulting in extra cost and stress. To date the bunds have been the only successful method of ensuring that the land remains free of unwanted invasion. Support has also been received from the KCC Public Rights of Way Officer and Kent Police.

My recommendation remains unchanged.

Snodland
Snodland West

TM/13/02733/RM

Details of Reserved Matters being: access, appearance, landscaping, layout and scale for phase 5 comprising of 95 homes submitted pursuant to outline application TM/01/02746/OAEA (formation of new development platforms and residential development; provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping) at Former Holborough Quarry And Adjoining Land Parcel Holborough Road Snodland Kent for Berkeley Homes (Eastern Counties) Ltd

Applicant: The applicants have submitted revisions to the detailed design of a number of house types proposed. The changes do not alter the number of dwellings proposed, the overall layout or the parking provision and therefore do not alter the recommendation to approve the development. It does however mean that the recommendation in the report needs to be amended to update the plans list.

Amend Recommendation:

Approve Reserved Matters in accordance with the following submitted details: Drawing 00635C_P05_MO_01 REV 02 dated 04.11.2013, Schedule 00635C_P05_MP_02 REV 02 dated 11.11.2013, Drawing 00635C_P05_MP_03 REV 02 dated 11.11.2013, Drawing 00635C_P05_MP_04 REV 02 dated 11.11.2013, Drawing 00635C_P05_MP_05 REV 03 dated 13.11.2013, Drawing 00635C_P05_MP_06 REV 02 dated 11.11.2013, Schedule 00635C_P05_MP_07 REV 02 dated 11.11.2013, Sections 00635B_S_SHT1 REV01 dated 11.11.2013, Sections 00635B_S_SHT01 REV01 dated 11.11.2013, Landscape Layout 1266/025 REV F dated 11.11.2013, Elevations 00635C_BKA_E_SHT REV 01 dated 04.11.2013, Elevations 00635_BKA_E_SHT2 REV 01 dated 04.11.2013, Plan 00635_BKA_P_SHT1 REV 01 dated 04.11.2013, Plan 00635_BKA_P_SHT2 REV 01 dated 04.11.2013, Plan 00635_BKA_P_SHT3 REV 01 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT BOSTON REV 02 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT FOG REV 02 dated 04.11.2013, Proposed Plans and Elevations 00635C_H REV 02 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT J dated 04.11.2013, Proposed Plans and Elevations 00635C_HT LINCOLN REV 01 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT TOWER HOUSE REV 01 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT VERMONT REV 01 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT WATERBURY REV 01 dated 04.11.2013, Proposed Plans and Elevations 00635C_HT WOODFIELD REV 01 dated 04.11.2013, Letter dated 04.11.2013, Letter dated 05.11.2013, Letter dated 11.11.2013, Letter dated 13.11.2013, Letter dated 09.09.2013, Letter fee received dated 12.09.2013, Letter dated 23.09.2013, Design and Access Statement dated 09.09.2013.

**East Malling & Larkfield TM/13/02299/FL
East Malling**

Demolition of existing garages at Lavender Road and the erection of a new building comprising 4 no. 1 bed flats with associated landscaping, gardens and car parking at Lavender Road East Malling West Malling Kent for Russet Homes

No supplementary matters to report.
