

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 9 NOVEMBER 2016

Wrotham TM/15/03051/FL
Wrotham, Ightham And Stansted

Demolition of the existing housing to be replaced with new residential flats and houses, with associated ancillary buildings, parking and amenity space: 5 apartment blocks 2-3 storeys in height consisting of 9 X 1 bed and 43 X 2 bed units; 6 X 2 bed houses and 2 X 3 bed houses with private garden amenity space at St Georges Court West Street Wrotham for Russet Homes Limited

WPC: Under the heading 'Benchmark Land Value' there are two assumptions of concern. They have written off all revenue from all 18 units and given the 1, 2 and 3 bed flats ULL Property were a 25% voids rate. Circle Russet has provided a significant amount of information on actual letting voids to WPC as part of the Lands Tribunal Hearing. This includes a summary statement on voids for financial years from May 1995 onwards for each dwelling. An in depth independent analysis of the letting void records which has resulted in very different conclusions to that of Circle Russet: sheltered scheme has void rates from 1995 to 2013 of 2.3-2.2% and the Mews has void rates of 1.1-1.7%. On this basis the two assumptions to disregard revenue from 18 studios and to use a 25% voids rate raises questions on the validity of the calculations.

BGPC: The parish council opposes this application on the grounds that there is obvious local need for the housing facilities as existing. The parish council fully supports the objections raised by Wrotham PC. It is noted that the covenant is currently being taken through a Lands Tribunal and it is considered premature for T&MBC to grant approval until the outcome of the Tribunal is delivered.

Applicant: The applicant has submitted a response to the WPC comment on voids as follows:

"The information contained in the EVA differs from that submitted in Russet Homes case to be heard at the Lands Tribunal Hearing reflecting the void assumptions immediately prior to the planning application being submitted in September 2015 as opposed to the summary voids analysis up until March 2014 as quoted in our Witness Statement to the Tribunal.

- The summary voids analysis is from April 1998 – not May 1995.
- As clearly stated in the EVA undertaken by ULL the 25% figure quoted in the Benchmark Land Value refers to both voids and bad debts. The 4% figure referred to in the Income Analysis is the standard assumption for voids and bad debts on new development.
- If we were to apply the lower void rate suggested by the Parish Council the benchmark value would increase making the scheme less viable and resulting in a lower provision of affordable housing".

Private Reps: Additional representations have been received as follows:

- West Street is dangerous for cyclists; humps do not slow the vehicles down.
- Blacksole Lane need to be linked with a footpath, security from gates and wall at the entrance suggested
- The proposed 3 storey buildings that will not be in fitting with any other properties within the village, closer to the road and considerably higher, will have windows facing into those of the opposite houses encroaching on their privacy.
- At present West street already has parking issues and risk of collisions from reversing
- will create more cars in the village
- During the winter months, gritters are unable to travel along West Street, therefore at this time parking will be chaos.
- Heavy haulage vehicles will cause grave danger to children and parents walking to and from the school. The access points in question include the bottle neck end of West street opposite the Church and Battlefields.
- Elderly residents will have no alternative than to leave the village, away from families
- The preschool, primary and secondary are all very oversubscribed: KCC are aware of the situation but believe that there are places at other schools but they need access to a car

DL: The development is a net gain of 3 units therefore the open space strategy does not apply. However the existing units are for older people only and the new proposal has no age restriction and is designed to attract families. Children's play (for toddler age groups) could be essential in this particular area, but all open space requirements could be considered to ensure the future requirements of the development.

DPHEH: The departure press/site advertisement expires on 18 November 2016 and thus no decision notice can be issued before that date.

The additional private representations and the comments of BGPC do not raise material planning issues that have not already been discussed in the main report.

The comments of WPV relate to averaging of voids over the last 20 years. The applicant has taken a more up to date figure. The purpose of the viability assessment is to clarify the higher than CP17 affordable housing offer and I concur with the applicant that using voids from a different time period is not relevant in assessing the current application.

RECOMMENDATION AMENDED

The decision to be delegated to the DPHEH for determination after the expiry of the Departure press and site notices in the event that no new material planning issues arise in the intervening period from that publicity.

West Malling **TM/16/01600/FL**
West Malling And Leybourne**Two storey side extension at The Old Stable Building Old Parsonage Court West Malling for Ms Taylor**

DPHEH- A technical error meant that all Members were not notified of the site inspection scheduled for 2 November. The inspection was therefore cancelled and the application will not be reported to APC2 this evening. The Members Site Inspection has been rearranged for 6 December 2016 and this application will need to be reported to the 14 December 2016 meeting following the inspection.

APPLICATION WITHDRAWN FROM AGENDA

Addington **TM/16/02153/FL**
Downs And Mereworth**Erection of 6 detached bungalows with associated garages, parking, landscaping, engineering operations and new access to Plowenders Close at Plowenders Close Addington West Malling for Clarendon Homes**

DPHEH- The applicant has withdrawn this application for 6 bungalows. Planning permission has subsequently been granted for a scheme for 5 bungalows under application TM/16/02153/FL, which was determined under delegated powers.

APPLICATION WITHDRAWN

Shipbourne **TM/15/03865/FL**
Borough Green And Long Mill**Demolition of existing stable block and hay barn buildings and construction of a 3 bedroom dwelling house at Great Oaks House Puttenden Road Shipbourne Tonbridge for Mrs E Cohen**

Applicant: The applicant has submitted plans amending the proposed dwelling, so that the proposed dwelling would be of the same volume as the existing buildings. This reduction in volume has been achieved by reducing the length of the building, reducing the thickness of the wall of the dwelling and reducing the overhang of the roof. These plans, along with some accompanying information submitted by the applicant, are shown on the Powerpoint presentation.

DPHEH: The proposal has been amended so that the reduction in the volume of the proposed dwelling is the same as the existing buildings to be removed. The buildings to be removed include a greenhouse and timber shed building. These low level buildings are of a less permanent nature to the replacement building. When looking at the north-east and south-west elevations the bulk of the proposed building will appear greater than the

existing. However, the plans include a recessed area in part of the roof, with roof windows set into this recess. This will limit the impact of the windows when viewing the north-west elevation. On balance, I am of the opinion that the proposal to further reduce the bulk of the building when taken into account with these other factors will result in a building that will not have a significantly greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, in accordance with paragraphs 87-90 of the National Planning Policy Framework 2012 and Policy CP3 of the Tonbridge and Malling Borough Core Strategy 2007.

However, the proposal needs to be considered in relation to both relevant Green Belt policy and countryside policy. Whilst the amendments submitted deal with the Green Belt objections, the proposal still remains contrary to countryside policy for the reasons set out in the main report.

There is no scope within the terms of policy CP14 of the TMBCS to demolish a non-residential building and replace it with a residential dwelling. Policy DC2 of the MDE DED does not support the replacement of non-residential buildings in the countryside with residential development as it states that these proposals will also be subject to Policy CP14 of the TMBCS.

The applicant erroneously sent in a site location plan that enlarged the site area but today reverted to the original red line area. The plans list will therefore need to be corrected.

AMENDED RECOMMENDATION:

Plans list to be corrected/updated

Refuse Planning Permission for the following reason:

Reason:

1. The development proposes rebuilding the existing stable block and hay barn. The proposal is not a form of development that is normally permitted in the countryside as listed in Policy CP14 of the Tonbridge and Malling Borough Core Strategy 2007 and policy DC2 of the Managing Development and Environment DPD 2010, and no material considerations exist that mitigate the harm to the character and appearance of the countryside that arises.

Ryarsh **TM/16/02512/FL**
Downs And Mereworth

Demolition of existing dwelling and erection of three detached bungalows; creation of new vehicular access and provision of access drive, landscaping and other ancillary works at Brionne The Street Ryarsh West Malling for Clarendon Homes

DPHEH: A technical error meant that those who made representations during the course of this application were not notified that it was to be reported to APC2 this evening. As a result, sufficient time would not have been afforded to those wanting to attend or address the committee and with that in mind; the application is withdrawn from the agenda.

APPLICATION WITHDRAWN FROM AGENDA

Platt **TM/15/03084/FL****Borough Green And Long Mill****Erection of an industrial building comprising 3 no. light industrial units, with associated vehicle access and parking at Phase 4 Platt Industrial Estate Maidstone Road Platt for Prime Securities Ltd**

DPHEH: The proposed junction improvements have been secured by a s106 Unilateral Undertaking offered up by the applicant, which requires the works to be completed before the proposed Phase 4 development is commenced.

The plan for the junction works (Drawing No.614034/SK16) closely reflects that previously approved and secured under the s106 Unilateral Undertaking for planning permission TM/11/03020/OA at the Phase 3 site. The main change is the provision of a squared parking bay to east. The Local Highway Authority (KCC) has reviewed this revised junction works plan and deem it to be acceptable.

The Land Registry Title Map shows that the side title boundary to 1 Whatcote Cottages extends along the flank wall of the house. The land between the dwelling and the access road, which includes the boundary wall and roadside embankment, is not under the ownership of 1 Whatcote Cottages, and appears to be unregistered. The hedging along the roadside embankments adjacent to 1 Whatcote Cottages has been cut back to improve visibility. I have no reason to question that there is any impediment to its future retention of the necessary visibility.

RECOMMENDATION UNCHANGED

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