

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 27 FEBRUARY 2019

Wrotham **TM/18/02268/FL**
Wrotham, Ightham And Stansted

Demolition and redevelopment of existing buildings to provide 38 residential units with associated parking, refuse and cycle storage at St Georges Court West Street Wrotham

DPHEH: The drafting of the legal agreement is continuing in the terms reported within the main report.

RECOMMENDATION REMAINS UNCHANGED

Offham **TM/18/01930/FL**
Downs And Mereworth

Erection of a temporary marquee on the site to be used in conjunction with the existing lapa for weddings/events; the erection of 3 holiday let units (timber pods); and utilisation of existing access from Teston Road at Kentfield Farm Tower Hill Offham West Malling

Private Reps: One additional letter of objection has been received from a local resident which does not raise any new issues.

DPHEH:

The wording of several conditions has been revised and an additional condition included. These are clarified below:

Condition 8 has been amended to require persons to vacate the site by midnight.

Condition 9 provides more specific provisions relating to the position of loudspeakers, the provision of noise barriers/baffles and control of noise levels.

An additional condition (16) has been added to further control noise impact to more comprehensively reflect the conditions on the Premises Licence.

AMENDED RECOMMENDATION:

Amend Conditions 8 & 9:

8. The events/functions shall not be operational outside of the hours of 11am to midnight and all persons shall vacate the site by midnight.

Reason: To adequately protect the amenities of residents in the local area.

9. The events/functions shall be conducted in strict accordance with Section 14 'Mitigation and Management' of the submitted Environmental Impact Assessment (Noise) Report (Prepared by SPL track Limited Updated 17 January 2019). This shall include loudspeakers being positioned only in the lapa facing south and the installation of two solid partitions behind the loudspeakers to act as baffles. A noise limiter shall be used to ensure that noise levels in the Lodge do not exceed 95dBLAeq(15) as recommended by the Code of Practice.

Reason: To adequately protect the aural amenity of residents in the local area.

Additional Conditions:

16. Any live music or performances in the marquee shall be restricted to non-amplified acoustic instruments only with the use of amplified equipment restricted to background music or spoken words only. No music or amplified sound shall be played outside of the lapa or marquee.

Reason: To adequately protect the amenities of residents in the local area.
