

## SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

DATED 30 January 2020

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**Aylesford**                      **TM/19/01979/FL**  
**Aylesford North And Walderslade**

**Demolition of existing cottage and the erection, on a site comprising the curtilage of the cottage and adjoining land to the north, formerly part of Aylesford Quarry, of eight dwellings, comprising one four-bedroom detached house, two semi-detached pairs of four-bedroom houses, and a terrace of three two-bedroom houses, with associated access, parking spaces, and landscaping at 80 Rochester Road Aylesford**

Private Reps: Four additional private representations received raising a number of objections already addressed in the Committee report and the following new objections:

- Woodland cut down without a thought to wildlife or conservation – there should be replanting. It is wrong to remove the woodland. No evidence that protected species have been considered;
- Previous assessment under TM/18/02555/OA found evidence of great crested newts, lizards, grass snakes and six species of bat;
- Negative impact on property prices;
- Impacts during construction

DPHEH:

For the avoidance of any doubt application TM/18/02555/OA relates to a different site.

Land values are not a material planning consideration.

Since publication of the main report, officers have taken the opportunity to revisit the conditions as drafted and have noted that condition 10 required amendment so that separate approval by SWS is not overtly required. It is for the LPA to approve the details required, in consultation with SWS.

### **AMENDED RECOMMENDATION**

**Amend Condition 10:**

**10 a) No above ground development shall begin until a detailed sustainable surface water drainage scheme for the site has been submitted to, and approved in writing,**

**by the local planning authority. The detailed drainage scheme shall not involve surface water being discharged directly into the ground. The scheme must demonstrate that the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site.**

**b) No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:**

**i) a timetable for its implementation, and**

**ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.**

**Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficiency of the drainage provisions.**

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