

SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

DATED 30 September 2021

**East Malling And Larkfield
Larkfield North**

TM/21/02001/FL

Erection of a new lakeside cafe and water sports building. Movement of two shipping containers on site that are to be clad to match the proposed building and the removal of a container currently used for WCs at Leybourne Lakes Country Park, Malling Road, Larkfield

KCC (H+T): No objections - fundamentally there are no changes to the number of car parking spaces or an expected intensification of use on site resulting from these proposals.

EA: No further representations received

DPHEH: Since publication of the main report, it has been brought to our attention that petitions have been created concerning the future operation of the new facility and the impacts of that on the existing café operator on site. These have not been submitted to the Council in respect of the planning application before Members for determination but in any event, the matters raised in these petitions are not material planning considerations and cannot be considered in any way in that determination. Members will be aware that the determination must be made solely in accordance with adopted development plan policies and in light of all relevant material planning considerations only.

AMENDED RECOMMENDATION

Additional informative:

3. The Borough Council will need to create new street name for this development together with a new street numbering scheme. To discuss the arrangements for the allocation of new street names and numbers you are asked to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to addresses@tmbc.gov.uk. To avoid difficulties, you are advised to do this as soon as possible and, in any event, not less than one month before the new property is ready for occupation.

**Aylesford
Aylesford South**

TM/20/02749/OAEA

Outline Application: erection of up to 330 dwellings (including 40% affordable homes), together with associated open space, play areas, and landscaping (including details of access) at Land South Of Barming Station And East Of Hermitage Lane Aylesford Kent

DPHEH: Since publication of the main report, officers have considered that there is a need to expand upon the matters referred to in the second bullet point of the recommendation to clarify the range of matters that will need to be included within a s106 Planning Obligation between the applicant and Kent County Council.

Additional informatives are also considered to be necessary to highlight the need for other consents to be obtained by the applicant should permission be granted

AMENDED RECOMMENDATION:

Paragraph 7.1, 2nd bullet point as follows:

- **The applicant entering into a planning obligation with Kent County Council to make financial contributions towards off-site highway junction improvements, improvements to the shared footpath/cycle lane along Hermitage Lane, bus service improvements, secure a Travel Plan and make a financial contribution towards its implementation and make financial contributions to the provision of education facilities and community services**

Additional informatives:

10. The applicant is advised that they will need to apply to the Secretary of State for a Stopping Up Order in respect of the stopping up of part of the highway providing access to 149 and 151 Hermitage Lane, prior to the commencement of the development.

11. The applicant is advised of the need to secure a Traffic Regulation Order from the Local Highway Authority prohibiting the right turn in or out of the secondary access onto Hermitage Lane.
