

SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

DATED 9 January 2014

Aylesford **TM/13/03356/AT**
Aylesford

Advertisement consent for 3 no. fascia signs at Holtwood Farm Shop 365 London Road Aylesford Kent ME20 7QA for Holtwood Farm Shop

DPHEH: The rectangular 'Holtwood Farm Shop' sign - one of the signs to which the application relates - is no longer in situ (as of 06.01.14). The frame remains in place.

MY RECOMMENDATION REMAINS UNCHANGED

Aylesford **TM/13/03354/FL**
Blue Bell Hill And
Walderslade

Change of use of land for the siting of 2x shepherds huts and 2x tents and the construction of a shower block for use for tourist purposes at Land adjacent to 84 Collingwood Road Aylesford Kent ME20 7ER for Mr Mark Culver

DPHEH: There is a typographical error in the reason for condition 5. The condition and reason should read as amended below.

AMENDED RECOMMENDATION:

Amend condition 5 :

- 5 (i) the units of tourist accommodation shall not be occupied as a person's sole, or main place of residence;**
(ii) An up to date register shall be kept, in legible English, of the main or home address of each of the occupants of the portable buildings as shown on the approved block plan and shall make the register available for inspection by the Local Planning Authority at an address notified in writing to the Local Planning Authority at 48 hours notice.

Reason: To ensure that the tourist accommodation (shepherd huts and tents) hereby approved are not used for permanent residential occupation which would constitute an inappropriate land use within the countryside and be contrary to Policy CP14 of the Tonbridge and Malling Borough Core Strategy

2007, Policy DC5 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010, paragraph 55 of the National Planning Policy Framework 2012

**East Malling & Larkfield TM/12/03326/FL
East Malling**

Demolition of existing industrial buildings and construction of 10 houses with associated garages, parking, roadways and landscaping at Blacklands Mill Street East Malling West Malling Kent for Ms Annette Barnes

Private Reps: Correspondence has been received from the son of the late Mr Godden who developed the Godden factory at the site in 1972. It is stated that his products and the factory achieved world wide success and the company was recognised with merit within the southeastern business schemes at the time. Mr Godden's son suggests that it would be a fitting tribute to preserve his name on the site.

EMCG: Members are unable to attend and speak at the Committee meeting, but would have preferred the existing ragstone buildings at the site to be retained.

It has also been requested that consideration be given to including a condition requiring the boundary wall to Bone Alley to be built in salvaged ragstone from the demolition of the buildings. In addition the remaining existing ragstone walling should be totally repointed and missing stones replaced where necessary and the whole wall be re-capped in saddle back coping bricks to match those along the remaining part of the boundary wall to Honeymoon Cottages. The application currently shows the wall to be repaired with brick, with a timber fence topping, but this arrangement is not thought to be in keeping and requires frequent maintenance.

The EMGC hopes that this matter can be debated at the Committee meeting and has provided photographs of ragstone walls for reference. The photographs are reproduced as an appendix to this document.

DPHEH: The comments regarding street naming are noted and although not a planning matter an appropriate informative can be attached to a permission regarding this.

With regard to the boundary treatment along Bone Alley the desire of the EMCG to have a ragstone wall all along the site boundary is understood. Details of proposed boundary treatments are required to be submitted for approval under condition 6 of my recommendation. The desire for a ragstone wall can be included as an informative. However, I do not believe that it would be appropriate to make the provision of such a wall a specific requirement through a condition, as this would not meet the required legal tests for the imposition of conditions. It should also be noted that the documents submitted by EMCG, including the supporting photographs, do not form part of a document adopted by

the Borough Council for development control purposes and therefore the weight that can be attributed to them is limited.

AMENDED RECOMMENDATION:

Add the following informatives:

10. The Borough Council will need to create new street name(s) 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, for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation. To respect the history of the site it is considered that the name Godden should be proposed for the development.

11. It is suggested that in preparing the details to discharge condition 6, the applicant should consider the possibility of providing an appropriately detailed ragstone wall to the site boundary along Bone Alley. This might appropriately include re-use of stone from some of the buildings on the site that are proposed for demolition. Sections of the existing wall are also in need of repair and refurbishment, and this should also form part of the proposed scheme of boundary treatments.

Appendix – Photographs provided by EMCG of Ragstone Walls and details of Bone Alley



Traditional Ragstone Walls of East Malling Kent

This document has been produced to describe the methods and materials used for Ragstone walls in Kent, and especially East Malling.

The following annotated photographs of ragstone walls in East Malling illustrate the original designs and how these in some cases have been inappropriately maintained.

This is followed by some examples of new walls which have not incorporated these basic principles.



Example of random stone with red brick saddle coping



Saddle coping bricks shaped to achieve uniform joints



Example of how red saddle coping bricks are used when wall height changes



Saddle Red Brick coping bricks interface to side of brick feature



Bricks that form key to ragstone are rebated from pier face
The key bricks are also mitred back into pier

Brick pier is at least 1½ bricks minimum in width

Example of the interface of ragstone walling to brick features



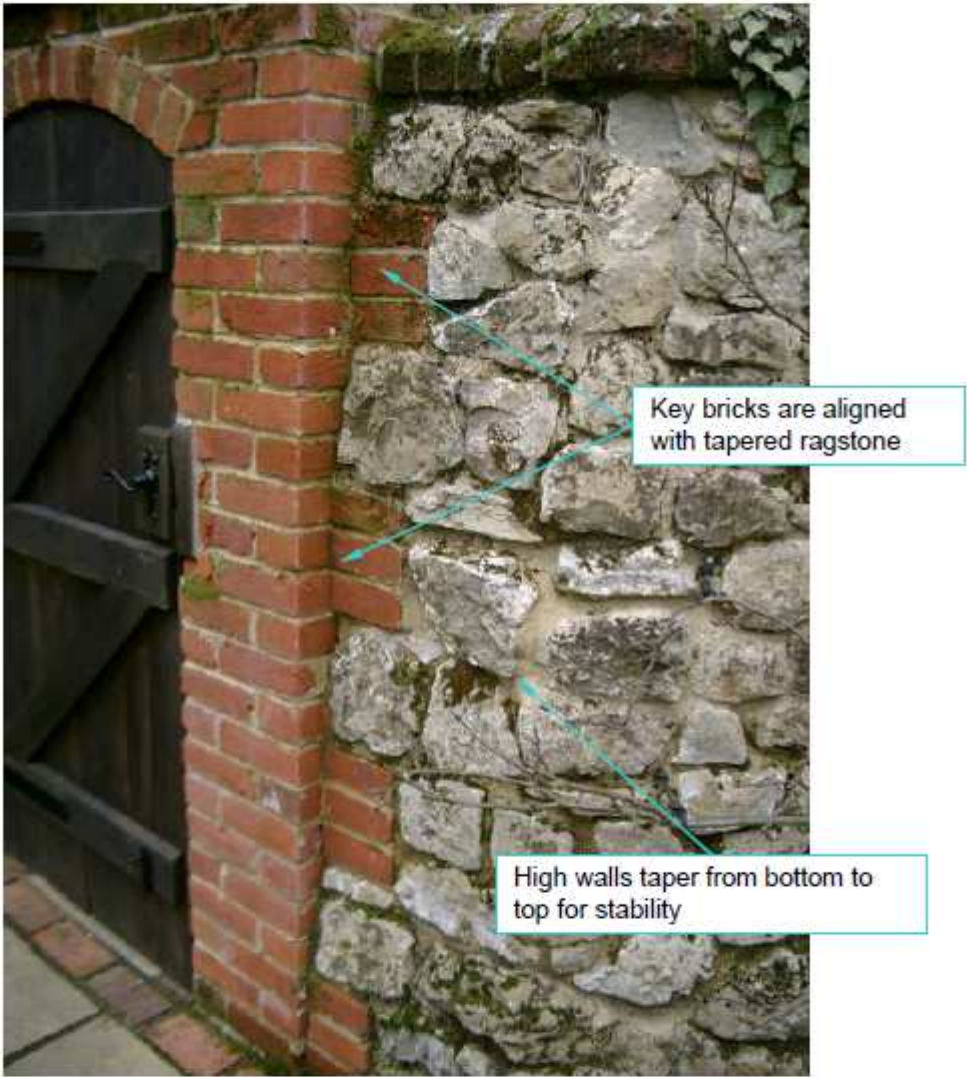
Typical pier cap style that can be produced from cast powdered stone



Bricks that form key to ragstone are rebated from pier face. The key bricks are also mitred back into pier.

Random ragstone with sub-flush joints

Example of pier design and key details to ragstone



Example of inner side of ragstone wall to pier



Example of rebuilt ragstone wall at Bradbourne Fields



Example of repaired mortars



Examples of inappropriate repairs to copings



Incorrect mortar ingredients, proud mortars

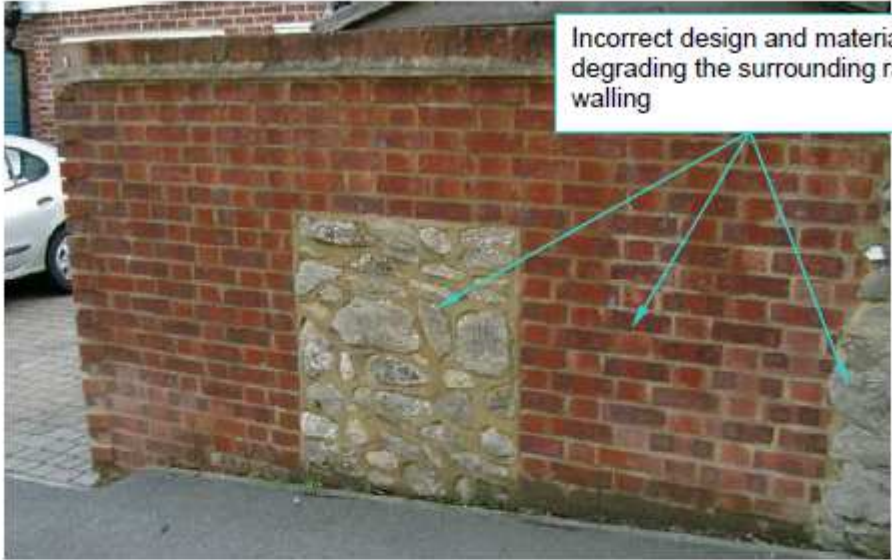


Incorrect mortar ingredients, proud mortars with dressed edges

Examples of inappropriate mortar repairs



Incorrect design and materials degrading the surrounding ragstone walling



Incorrect design and materials degrading the surrounding ragstone walling

Examples of inappropriate design of new walls

Bone Alley East Malling Ragstone Walls

Pictures in support of EMCG submission for TM/12/03326/FL





Example of unacceptable designed walling with timber top that is constantly being