

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 16 April 2014

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**West Malling** (A) TM/13/03558/FL  
**West Malling** (B) TM/13/03557/FL  
**And Leybourne**

**(A) Section 73 application to vary conditions (relating to hours of restaurant use and noise levels) of planning permission TM/99/00046/FL (as subsequently varied by permissions TM/99/00835/FL and TM/01/00833/FL) for change of use to restaurant including alteration, restoration and single storey extension to existing building and replacement of garage block for staff quarters & (B) Erect a temporary marquee for six months of the year for private functions at The White Swan 35 Swan Street West Malling Kent ME19 6JU for Swan Brasserie Ltd**

No supplementary matters to report.

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**Addington** TM/14/00234/FL  
**Downs**

**Erection of 3 no. detached dwellings with provision of new associated new access and parking facilities at Blackmans Trottiscliffe Road Addington West Malling Kent ME19 5AZ for Blue Ribbon Developments Ltd.**

Addington PC: No amendments to the previous objection

Trottiscliffe PC: Object for same reason as previously

Private Reps:

Four additional representations of support received as follows:

- I am writing to support the proposed development of Blackmans. Having lived in Addington for the last twenty eight years and seen a number of houses that have been added in small areas of land compared with the Blackmans development, I find it hard to believe why three family houses on an acre of land is over development or would not enhance the village compared with one rundown house that remained empty for several years. I hope the views of the people are taken into account when the next planning meeting is held and this development approved.
- We have no objection to the three houses on the land of Blackmans, as long as they are built in a manner that fits the surrounding area.

- I would like to congratulate the developer on the design on this plot and submit my complete approval. I do hope the planners pass this development proposal, swiftly as it has been going on for far too long.
- I would be very happy to see 3 detached houses on what is now a bit of an eyesore. The houses are set back from the road and there is plenty of room for parking. These will look lovely when built and they will fit in better than the altered house further up the road which does not fit into a country village.

Two additional representations of objection received as follows:

- My objections to this development are as previously submitted. This is an over development of this site and is not in keeping with the neighbouring property
- The reasons I will be objecting to the application is that the site would be overdeveloped, thus not providing adequate parking for the possible amount of residents living in the proposed dwellings. It is quite possible that there could be 5 to 6 driving adults living in each of the 5 bedroom properties. Parking has only been provided for 4 vehicles. Any additional cars would have to park on the Trottiscliffe road, which would mean that vehicles leaving the proposed new dwellings would have a restricted view of traffic approaching from the Trosley end of the road. Also, having vehicles parked on the road would make the entrance to the village look untidy and congested. At present, cars very rarely park on the road as the houses all have good sized drives, with plenty of parking.

DPHEH: It has become apparent that the proposed access serving plots 1 and 2 will not be of adequate width to serve two dwellings and a marginal and localised widening would better accommodate the potential for two vehicles to pass and/or wait. This can be addressed by an amendment to the wording of the proposed condition 12.

#### **AMENDED RECOMMENDATION:**

##### **Amended condition 12:**

**12. No development shall take place until detailed longitudinal sections and cross sections through the two new accesses and driveways, including localised widening to accommodate the ability of two vehicles to pass, have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.**

**Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.**

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**Trottscliffe**                      **TM/13/03625/FL**  
**Downs**

**Demolition of Cedar Bungalow and outbuildings and erection of 3 terraced dwellings, landscaping and car park at Cedar Bungalow Church Lane Trottscliffe West Malling Kent ME19 5EB for Valley Homes (Kent) Ltd**

No supplementary matters to report.

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**West Malling**                      **TM/13/01952/FL**  
**West Malling And**  
**Leybourne**

**Development comprising 4 no. two bedroom town houses and one retail unit plus associated parking and external works at Mill Yard 26 Swan Street West Malling Kent ME19 6LP for Bedlars Holdings (UK) LLP**

DPHEH:

Since the previous meeting, a tree survey from the previous, approved scheme has been revised and re-submitted. This confirms that a line of conifers would be removed plus 3no. self-seeded sycamore trees. The sycamores do have some amenity value but they require arboricultural works to re-shape and remove ivy to improve their appearance. It remains that the principle of the removal of these trees was established through the grant of planning permission under TM/10/00991/FL.

These additional documents have been added to the plans list plus corrections made and the suggested revised condition 11 from the supplementary report of the 5 March 2014 (relating to noise) needs to be carried forward in my recommendation.

#### **AMENDED RECOMMENDATION:**

Amended Plans List:

Letter dated 02.07.2013, Details of current tenants dated 02.07.2013, Existing Elevations 12397F/002 dated 02.07.2013, Letter dated 11.07.2013, Location Plan 12397F/001 dated 11.07.2013, Proposed Floor Plans 12397F/201 dated 09.12.2013, Proposed Floor Plans 12397F/202 dated 09.12.2013, Proposed Roof Plan 12397F/203 dated 09.12.2013, Proposed Elevations 12397F/204 dated 09.12.2013, Proposed Elevations 12397F/205 dated 09.12.2013, Proposed Elevations 12397F/206 dated 09.12.2013, Proposed Elevations 12397F/207 dated 09.12.2013, Proposed Elevations 12397F/208 dated 09.12.2013, Proposed Elevations 12397F/209 dated 09.12.2013, Proposed Elevations 12397F/210 dated 09.12.2013, Proposed Elevations 12397F/211

dated 09.12.2013, Proposed Elevations 12397F/212 dated 09.12.2013, Proposed Elevations 12397F/213 dated 09.12.2013, Letter dated 09.12.2013, Design and Access Statement ADDENDUM dated 09.12.2013, Design and Access Statement dated 13.02.2014, Other Q17-21 APPL FORM dated 21.02.2014, Proposed Floor Plans 12397F/003 B dated 24.02.2014, Archaeological Assessment dated 05.03.2014, Parking Layout 12397F/020 Tracking 1 dated 27.03.2014, Parking Layout 12397F/021 Tracking 2 dated 27.03.2014, Tree Report dated 11.04.2014, Drawing TREE SURVEY dated 11.04.2014, Schedule TREE SURVEY dated 11.04.2014, Acoustic Assessment dated 13.12.2014.

**Amended condition 11:**

- 11. Development shall not begin until a scheme for protecting the proposed buildings from noise, that includes noise attenuation measures to protect the residential properties from noise from the public car park and recycling centre, in line with National Planning Policy Framework 2012 paragraph 123 and Noise Policy Statement for England 2010, has been submitted to and approved by the Local Planning Authority, and all works which form part of the scheme shall be completed before any of the permitted buildings are occupied and shall not be altered without the prior written approval of the Local Planning Authority.**

**Reason: In the interests of the residential amenity of the new development.**