

**Hadlow (Hadlow) TM/14/01114/FL
Hadlow, Mereworth And West Peckham**

Demolition of two existing College buildings and construction of one additional temporary building to be used in connection with the Free School; enlargement of existing car park; variation of condition 1 of planning permission TM/13/01705/FL to allow temporary Free School to continue until 30.09.2015; plus variations of conditions 3 and 5 of planning permission TM/07/00482/FL to revise the approved parking layout and landscaping scheme respectively in connection with the adjoining animal management unit at Faulkners Farm Ashes Lane Hadlow Tonbridge Kent TN11 9QU for Hadlow College

Private Reps: 1 further letter received in triplicate from Mr David Sinden of 5 Pittswood Cottages, Ashes Lane, which is reproduced below for Members information:

"I am writing to strongly object to this application. This is, in the main, for two reasons:

1) It is not safe - that is enough in itself; this is non-negotiable. It would exacerbate beyond legality and sound moral reasoning the pedestrian and traffic issues already acknowledged by council members with regard to this development at the end of Ashes Lane, as were put on record during discussions regarding the previous application for the current temporary arrangement at Faulkners Farm.

2) It breaks the terms and conditions of temporary permission in place at Faulkners Farm I would ask all councillors to realise that to enter into any kind of group apathy or agreement to this application is to be failing in your posts. Previously, I witnessed most councillors' regard this application as a dangerous farce and not to be tolerated. I think most councillors wish to do their job well, and are trying to do so. I think one or two councillors have not previously done so and have attempted, for whatever reasons, to sway the others. Indeed in the event of such incompetence or poor reasoning, I would publicly call for the resignations those leading the process. Any stance that could possibly approve this dangerous nonsense is clearly not balanced enough, not caring enough with regard the lives and wellbeing of young people and the community, nor honest enough in its assessments. The seriousness of this cannot be overstated. Not upholding the Council's own rules to this degree regarding previous applications is unacceptable. Having such little regard for safety is also unacceptable. There is an inquiry the processes and interests that have led to this. I ask all councillors to decide for themselves and not to be led/misled towards an apathy that crosses a line NOT to be crossed. This letter is required to be handed to each and every councillor. I believe there are a considerable number of exceptional ones who know what is at stake here."

RECOMMENDATION REMAINS UNCHANGED

**Tonbridge
Vauxhall**

TM/14/00575/FL

New build two storey Sixth Form Centre and associated landscaping on the existing disused outdoor swimming pool site. Demolition of existing changing room block and creation of additional car parking spaces at Tonbridge Grammar School For Girls Deakin Leas Tonbridge Kent TN9 2JR for Tonbridge Grammar School

Private Reps: 23 further letters of support and 12 further letters of objection have been received since the publication of the main report. No new issues have been raised beyond those discussed in the main report.

AMENDED RECOMMENDATION:

Amend Informative 2:

2. With regard to the construction phase of the development, the applicant is asked to take all reasonable steps to mitigate any impact upon surrounding residents. With this in mind, they are strongly encouraged to apply for a Section 61 Control of Pollution Act 1974 'prior consent' notice to regulate working hours/methods. It is recommended that you contact the Environmental Health Pollution Control Team on pollution.control@tmbc.gov.uk in advance of the commencement of works to discuss this further. The applicant is also advised to not undertake construction works outside the hours of 08.00 -18:00 Mondays to Fridays, 08:00-13:00 on Saturdays and to not undertake works on Sundays, Bank or Public Holidays. Furthermore, arrangements for the management of demolition and construction traffic to and from the site should be carefully considered in the interests of residential amenities and highway safety. With regard to works within the limits of the highway and construction practices to prevent issues such as the deposit of mud on the highway, the applicant is encouraged to consult The Community Delivery Manager, Kent County Council, Kent Highway Services, Double Day House, St Michaels Close, Aylesford Tel: 03000 418181 at an early time.

**Tonbridge
Higham**

TM/14/01419/FL

Retrospective application for detached garage with playroom over (resubmission of TM/13/03868/FL) at 1 Barchester Way Tonbridge Kent TN10 4HP for Mr T King

Private Reps: 6 further letters of objection have been received since the publication of the main report. New issues are as follows:

- A building of this size could not be built under permitted development due to its height and close proximity to the boundary. A garage of this size is overbearing, should be demolished and the garage permitted in 2009 built in its place;
- The health and safety requirements of a play room over a garage should be addressed;
- The applicant should have no more than his permitted development rights for a building in his rear garden (i.e. no more than 2.5m high) – anything larger is intrusive and would set a precedent;
- If a water supply, for drinking purposes, is to be inserted into the building that would reveal the applicants future intentions for the building.

DPHEH:

It is acknowledged that this structure cannot be built under permitted development, hence the need for a planning application: If the building were to be built under permitted development rights then the height would need to be reduced.

Any issues concerning the health and safety implications of the proposed development would need to be addressed under the Building Regulations and cannot be a justification on which to refuse planning permission.

It is proposed to condition to the proposed use of the building to purposes incidental to the enjoyment of the adjoining dwelling house.

RECOMMENDATION REMAINS UNCHANGED

**Tonbridge
Vauxhall**

TM/14/01572/FL

Demolition of existing buildings. Erection of a 63 bedroom care home (use Class C2), with associated access, parking and landscaping (resubmission) at 31 - 36 Quarry Hill Road Tonbridge Kent TN9 2RS for Castlemead Group Ltd, Porthaven Care Ltd & Thomas Aston Home

NHS Property Services: A financial contribution of £22,680 is sought to invest in local surgery premises (Dunorlan Medical Centre, Church House practice and Warders Medical Centre).

Tonbridge Civic Society: The building on this site in the Quarry Hill Conservation Area will be a significant feature of the 'Gateway' to Tonbridge. Despite adjustments to the original

submissions this proposal is still considered unsuitable. It would not sit happily between its neighbours in the street scene being too tall and bulky.

On-street parking is at a premium, both nearby and anywhere within walking distance of the site. The 19 on-site spaces proposed would be totally inadequate to accommodate nursing staff for the 63 residents, cleaners, caterers, visiting medical staff and delivery vehicles, let alone residents visitors. Such residents do have visitors and it is important for them to do so with ease. Vehicular access to and from the site, whatever its use will be stressful. The quantity of movements in and out to cater for the numbers of patients envisaged would be considerable.

DPHEH:

Paragraph 204 of the NPPF states that planning obligations should only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

The contribution is being sought on the basis that a rise in local population will have a knock-on effect in terms of health care and the contribution is required to meet the extra demands. Whilst the three cited surgeries are located close to the application site, the NHS has not listed specific schemes or plans of how the contribution would be spent.

In light of this and when considering that the requested contribution is not required to make the development acceptable in planning terms, such an obligation would not meet the requirements set out in the NPPF and as such a contribution of this nature should not be sought in this instance.

The issues raised by the Tonbridge Civic Society are dealt with in my main report.

RECOMMENDATION REMAINS UNCHANGED

Alleged Unauthorised Development

**Tonbridge 13/00182/USEM
Trench**

Garages Rear Of 37 Cedar Crescent Tonbridge Kent TN10 3QN

No supplementary matters to report.
