

**Snodland TM/14/02491/FL
Snodland West**

Clubhouse facility including changing rooms, hospitality room, spectator stand and pitch floodlighting at Playing Fields Adjacent Downsview (Snodland Community Centre) Paddlesworth Road Snodland Kent ME6 5DP for Snodland Town Football Club

No supplementary matters to report.

**East Malling & Larkfield TM/14/03017/FL
East Malling**

Two detached single storey outbuildings to provide a home gymnasium and a garden store, an ornamental pond and garden pergolas at 354 Wateringbury Road East Malling West Malling Kent ME19 6JH for Mr And Mrs T Binger

DPHEH: The planning agent has made some further comments in response to the published Committee report, which require clarification and further assessment by Officers. On this basis, the application is withdrawn from the Agenda to allow that further work to take place.

APPLICATION WITHDRAWN FROM AGENDA

**East Malling & Larkfield TM/14/03074/FL
East Malling**

Change of use of land to extend existing static holiday log cabin (caravan) site with ancillary bases, roads, decking, verandas, lighting and drainage at Heath Park 45 The Heath East Malling West Malling Kent ME19 6JN for Mr Garry Haffenden

APPLICATION FORMALLY WITHDRAWN BY APPLICANT

Aylesford
Aylesford

TM/14/01105/FL

Demolition of existing double garage and construction of a three bedroom detached dwelling with associated parking at 7 Rowan Close Aylesford Kent ME20 7LP for Mr W Tickner

DPHEH:

Since publication of the main Agenda, the NPPG has been updated by Government in respect of noise considerations. However, the updated guidance does not conflict with the information provided within the main report.

Members will be mindful that planning permission was recently granted for the development of Preston Hall for residential purposes and may question whether any comparisons could be drawn between the conclusions drawn in that case and the proposed development at Rowan Close. Outline planning permission was given for the development of Preston Hall subject to conditions controlling matters concerning acoustic protection and air quality. The conditions required schemes to be submitted that ensured acceptable environments were created for the future occupants of the development through the inclusion of technologies such as mechanically screened ventilation systems where necessary.

Officers have carefully considered whether planning conditions requiring similar systems could make the proposed development at Rowan Close acceptable in planning terms but the precise nature of the relationship of the proposed development with the M20 and the fact that the entire site lies within the AQMA makes this impossible to achieve. For example, as the entire site at Rowan Close lies within the AQMA, it would not be possible to require by condition a scheme to draw in clean air to the building, because that simply would not be technically achievable.

RECOMMENDATION REMAINS UNCHANGED

Aylesford
Aylesford

(A)TM/14/03596/CNA

(B)TM/14/03598/CNA

(C)TM/14/03290/OA

(A) Consultation by Maidstone Borough Council (ref. 14/503735/OUT/JAB1) Outline - access not reserved - mixed use development comprising up to 420 residential dwellings (including affordable homes), land safeguarded for an education facility and land safeguarded for a community centre. Provision of public open space (including children's play areas) associated infrastructure and necessary demolition and earthworks. The formation of 2 no. new vehicle accesses from Hermitage Lane

and Howard Drive; (B) Consultation by Maidstone Borough Council: (ref.14/503786/OUT/JAB1) Outline application for up to 80 residential dwellings with access to be considered at this stage with all other matters reserved for future consideration; (C) Outline Application: Mixed-use development comprising up to 420 residential dwellings (including affordable homes), land safeguarded for an education facility and land safeguarded for a community centre. Provision of public open space (inc. children's play areas) associated infrastructure and necessary demolition and earthworks. The formation of 2 no. new vehicular accesses from Hermitage Lane and Howard Drive. All other matters reserved at Land East Of Hermitage Lane Aylesford Kent for Croudace Strategic Ltd

DPHEH: It had been our hope that, in advance of the APC3 meeting, we would have had some more detailed information to put before Members in respect of the likely proposed highway improvements at the Coldharbour roundabout, to give Members some assurance that an acceptable technical solution to this matter could be found. However, no further information has been forthcoming in this respect and given the significance of this issue for this Borough we feel that the matters should not be discussed at this meeting. We now understand that design work has progressed sufficiently for the design to be provided for testing by specialist traffic signal officers at KCC. It is felt more appropriate to defer debate of the matters until such time as further information has been received and considered.

It is also understood that MBC are to communicate further with the agents with regard to the two applications in MBC area to clarify if any further detail is required before those applications are reported to MBC. We will report on the implications of any such information in due course.

APPLICATIONS WITHDRAWN FROM AGENDA

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