

SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

DATED 17 March 2016

Burham (A) TM/15/02767/FL
Burham and Wouldham (B) TM/15/02768/LB

(A) Re-construction of historic outbuilding and use as seasonal holiday lets;
(B) Listed Building Application: Re-construction of historic outbuilding and use as seasonal holiday lets at Burham Court Court Road Burham Rochester for Mr Richard Beale

No supplementary matters to report

Aylesford TM/15/04031/FL
Aylesford South

Erection of extensions to existing buildings for use falling within use classes B1(c), or B8; alterations to existing access roads including introduction of one-way system within site; excavation of foot of embankment and erection of retaining wall, provision of additional on-site parking; erection of security fencing with gates along site frontage with Lake Road at Units 1 To 18 Lake Road Quarry Wood Industrial Estate Aylesford for Wynnstay Properties Plc

Page 29: It is noted that the recommendation is incomplete, for the avoidance of doubt the recommendation is to grant planning permission.

Paragraph 1.4: There will be three sets of sliding security gates, one set per point of access.

DPHEH:

Since publication of the main report, further confirmation has been received from KCC (H+T) that the scale of increased traffic movements associated with the proposal is expected to fall within the daily variations in traffic flow and the associated impact cannot therefore be regarded as severe in the context of the current conditions.

AMENDED RECOMMENDATION:

Insert Paragraph 7.1: Grant planning permission in accordance with plans cited and subsequent conditions and:

Additional Informative:

7. The applicant is advised to contact Southern Water to confirm that additional flows can contribute to the existing public surface water sewer in Lake Road, given

discharge to attenuation storage located further north in Lake Road. If attenuation storage is required this will need to be accommodated within the site layout.

Aylesford TM/16/00021/FL
Aylesford South

New cold store and ancillary office link to existing building at Kent House Priory Park Ditton Court Quarry Mills Road Quarry Wood Industrial Estate Aylesford for Kent Frozen Foods

Page 44: It is noted that the recommendation is incomplete, for the avoidance of doubt the recommendation is to grant planning permission.

Paragraph 5.5: Five representations were received in respect of this planning application, not 4.

Private Reps: Four additional letters of objection have been received. Objections are summarised as follows:

- additional noise in closer proximity to neighbouring dwellings;
- light and air pollution from traffic;
- increased traffic and lorry movements;
- increased congestion;
- breach of noise limits, regular monitoring should be conditioned;
- existing conditions should continue to be monitored regarding fork lift trucks, tannoy use, alarms, (the current alarm breaks on a regular basis); hours of operation for workshop and vehicle wash;
- will measures be put in place to deal with noise nuisance from new cold store;
- existing noise pollution from members of staff on site shouting 24 hours a day 6 days a week;
- harm to Ditton Nature Reserve;
- increased staff cars;
- lack of protection from deciduous trees on the bund

Paragraph 6.10: The anticipated worst case scenarios (not accounting for car sharing) is explained below:

	Additional movements during AM Peak (8.00 – 9.00)	Additional movements by office staff during PM Peak (17.00 - 18.00)
Office staff	3	3
Warehouse trips		2
KFF Customer deliveries		2 x 2 way
KFF deelivery vehicle drivers		2 x 2 way
TOTAL	3	9

Existing trips over the course of a day	616 x 2 way
Proposed additional trips generated by the proposal over the course of a day	38 x 2 way

AMENDED RECOMMENDATION:

Insert Paragraph 7.1: Grant planning permission in accordance with plans cited and subsequent conditions and

Additional Informative:

8. The applicant is reminded that all the conditions attached to the original planning permission TM/96/0238/FL remain relevant and the site must be operated at all times within the terms of that permission.

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