

**Wrotham**                      **TM/15/03051/FL**  
**Wrotham, Ightham And Stansted**

**Demolition of the existing housing to be replaced with new residential flats and houses, with associated ancillary buildings, parking and amenity space: 5 apartment blocks 2-3 storeys in height consisting of 9 X 1 bed and 43 X 2 bed units; 6 X 2 bed houses and 2 X 3 bed houses with private garden amenity space at St Georges Court West Street Wrotham for Russet Homes Limited**

DPHEH: A provisional TPO has been served to cover trees to the south and west of the site.

For clarification, the parking standards are as follows:

9 X 1 bed and 43 X 2 bed flats- 1 space per unit= 52  
6 X 2 bed houses= 1.5 spaces per unit =9  
2 X 3 bed houses= 2 spaces per unit = 6

This gives a total of 65 spaces which are all to be provided on site. Visitor space standards are 0.2 per unit which equates to 12. Of these, 9 are on site. This leaves deficiency on site of 3 visitor spaces.

The main issues for the MSI are as follows:

Relationship with Courtyard Gardens to the East  
Relationship with Childs Way to the North  
Relationship with Goodworth Road/Mountain Close to the West  
Relationship with West Street  
Parking issues in West Street  
Context of the form and materials within the AONB and setting of the Conservation Area.  
Trees  
Junction of West Street and High Street  
Location of Primary School  
Location relative to the local services

**RECOMMENDATION REMAINS UNCHANGED**

---

**Wrotham**                      **TM/16/01231/FL**  
**Wrotham, Ightham And Stansted**

**Demolition of existing single storey structure and associated outhouses (A3 and C3 uses) and creation of new part 2, part 3 storey mixed use complex (A3 restaurant and C1 business hotel) plus basement and surface parking spaces across 3077sqm**

**of the site. 5360sqm to the rear of the site will be planted with native species trees as an improved nature reserve at Oakdene Cafe London Road Wrotham for Sylvia Godfrey, Cheryl Godfrey & Lorraine Smith**

Applicant: The Agents have submitted revised plans for the development that move the building forward by 1m and ventilation equipment has been added to the roof. Their engineers have confirmed that the site is located on impermeable Gault Clay and is in excess of 20m above the Folkestone Sand from a site specific bore hole test recently carried out. They confirm that it is not proposed to discharge surface water directly to the ground. They have confirmed that there will be no infiltration to the ground from the modular attenuation tank or the underground parking drainage system.

Environment Agency: Subject to the following the EA were satisfied that concerns can be addressed in relation to the proposed foundation/piling and drainage works:

- surface water will not be directly discharged to the ground;
- there will be no infiltration to the ground from the modular attenuation tank or the underground parking drainage system; and
- a site specific borehole investigation will be carried out prior to works commencing to ensure that the proposed basement will be in the Gault Clay.

Following the recent receipt of the site specific borehole data, the Environment Agency have verbally confirmed that site specific bore holes are no longer necessary prior to a planning decision being made on this site – they would still wish that this matter can be dealt with by planning condition.

Kent SuDS: Kent County Council, as Lead Local Flood Authority, have the following comments: We note that that the applicant is intending to utilise a green-roof and subterranean geocellular units to attenuate the surface water generated by this development prior to its discharge to the adjacent Southern Water sewer at a controlled rate. However, prior to the finalisation of the detailed drainage design, we would recommend that Southern Water's formal permission is obtained and provided to the LPA to demonstrate that they are willing to accept the surface water runoff from this site at the rate proposed. If they require a reduced rate of discharge or any other revisions to the scheme as presently depicted, the submitted design should be amended to ensure there is no exacerbation to the on/off site flood risk as a result of this development.

DPHEH: The site specific borehole information means that the excavation for a basement car park should be acceptable to the Environment Agency but a condition is still imposed so that the EA can be formally consulted with regard to the results and they can then make any comments as necessary.

The suggested condition from SuDS is also needed.

The Ventilation equipment is proposed to be dealt with by suggested planning condition 20 so no further action is required at this point.

Condition 10 has an updated drawing reference.

The revised plans ensure that the whole of the built development is within the allocated Major Developed Site (Policy M1(m) of the DLA DPD). Plans list to be updated accordingly.

## **AMENDED RECOMMENDATION**

### **Update plans list**

#### **Amended/additional conditions**

10: Prior to first occupation of any part of the building hereby approved, the vehicular access arrangements, including changes to markings on London Road shall be fully implemented in accordance with 8120R/902 Rev B dated 17.06.16 or any approved variation thereof. Unless otherwise agreed in writing, the works shall include a ghosted right turn lane and be subject to additional signing, lining, lighting and surfacing works in accordance with the Section 278 Agreement and they shall be retained as approved.

Reason: The protection of highway safety.

14: No drainage systems for the infiltration of surface water drainage into the ground are permitted from the modular attention tank or the underground parking drainage system, other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect pollution of controlled waters and comply with the National Planning Policy Framework 2012

22: No development shall take place until details and results of the site specific borehole investigation have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the underground car park does not affect ground water contamination.

23 (i) Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed without increase to on site or off site flood risk. Any discharge to the public surface water sewer shall be agreed in advance in writing with the Local Planning Authority and Southern Water.

(ii) No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme

shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a timetable for its implementation
- a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

---

Borough Green                      TM/16/01245/FL  
Borough Green And Long Mill

Section 73 Application to vary condition 13 of TM/14/03560/FL (as varied by non material amendment TM/16/00688/NMA) to remove the chamfer from the rear of the building, relocation of escape door, insertion of additional escape door, retention of existing covered porch, amendment to main entrance door, reduction in width and relocation of new access stairs, revised position of two car parking spaces at 4 Wrotham Road Borough Green for Sainsbury's Supermarkets Ltd

#### **NO SUPPLEMENTARY MATTERS TO REPORT**

---

Alleged Unauthorised Development  
Addington                      16/00112/USEH  
Downs And Mereworth

Stubblesdown London Road Addington West Malling Kent ME19 5AL

DPHEH: Since publication of the main agenda, an application has been made seeking a Lawful Development Certificate (Existing Use). The application (our reference TM/16/02328/LDE) is currently undergoing assessment but in the event that it is refused (i.e. the use is not found to have been in operation for a continuous period of 10 years), there will be a need to revert to formal enforcement action. In the interests of efficiency, it would therefore be Officers' intention to still seek endorsement of such action at this time on the understanding that formal action will depend on the outcome of LDE application.

#### **RECOMMENDATION REMAINS UNCHANGED**

---

Alleged Unauthorised Development  
Borough Green                      15/00388/WORKM  
Borough Green And Long Mill

---

**Land Rear Of 19-29 Station Road Borough Green Sevenoaks Kent**

DPHEH: The developers have made changes to the fence since the enforcement case was opened that now makes it not expedient to take action on visual amenity grounds. Officers will continue to investigate any breaches of planning control of the garden levels with regard to other amenity issues that may have arisen.

**WITHDRAW FROM AGENDA**

---

**Alleged Unauthorised Development**

Addington 15/00299/WORKH

Downs And Mereworth

The Old Bakery (aka Jubilee Bungalow) London Road Addington West Malling Kent ME19 5PL

DPHEH: The plan below indicates the area of the breach of planning control



This page is intentionally left blank