

Addington **TM/14/01688/FL**
Downs & Mereworth

Change of use of land to depot for demolition company with associated demolition of existing industrial buildings and redevelop with new workshop and office buildings. Installation of vehicle wash facility and associated hard surfacing and parking at Winsor Works London Road Addington West Malling Kent ME19 5AN for Downwell Demolition

Private Reps: One further letter of representation has been received, advising of several errors in the report:

- In paragraph 6.13, the two residential properties mentioned, Mayhill and Mayhill Farm Barn, are incorrectly named. These are actually Mayhill House and Mayhill Barn.
- One objection raised about the wording of the description of the development has not been quoted correctly in paragraph 5.4. This concern was summarised as “The change of use of former breakers yard/scaffold contractors is misleading as the current use is industrial”. The objection advised that “*using former breakers yard/scaffold contractors*” is misleading and should read “*former haulage company/scaffold contractors*”.
- In the list of old planning applications for the Downwell Demolition site, two planning applications do not belong to the mentioned site but to the Scarbutts site (TM/91/0470 and TM/96/00129/FL).

DPHEH: The two properties described as to the east of the site in paragraph 6.13 should indeed read Mayhill House and May Hill Barn, and not Mayhill and Mayhill Farm Barn. However, these properties have been advised correctly in my report at paragraph 3.3 and the discussions in paragraph 6.13 relate to views from the east, including from Roughetts Road and the two residential properties (Mayhill House and May Hill Barn).

I accept the incorrect quoting of a concern raised in respect to the development’s description, in paragraph 5.4. The description has been altered to simply read “change of use of land to depot for demolition company ...”.

In respect to the application history, these do not relate to the application site.

RECOMMENDATION UNCHANGED

Stansted **TM/14/03395/FL**
Wrotham, Ightham &
Stansted

Change of use of the Vigo Inn Public House to two dwellings with associated residential curtilages and construction of two buildings to create 5 self-catered holiday let units at The Vigo Inn Gravesend Road Wrotham Sevenoaks Kent TN15 7JL for Mr Andrew Forrest

Applicant: It has been confirmed by email from the agent (dated 27.05.2015) that the closest residential dwelling to the proposed holiday lets will be used to manage the holiday let units.

DPHEH: The internal room sizes of the 5 holiday lets range from 15.6 sqm to 22.8 sqm. They are indicated to be bedrooms with en-suite shower-rooms and small kitchenette areas. These are therefore very small in terms of space for sleeping and any formal dining area as would be expected in a self-catering unit. As a comparison, current Government standards for a single bedroom are 11.5sqm and 11.5sqm for a double bedroom and the Borough council's HMO standards are 13sqm for a 1 Person Unit and 20.5 sqm for 2 Person Unit. However, in any event, the space standards of holiday lets are not material planning considerations.

I do suggest a further condition to ensure the development as a whole includes management facilities for the holiday lets.

AMENDED RECOMMENDATION

Additional condition:

- 11 The 1 bedroomed dwelling shall not be occupied other than in connection with the management of the holiday lets hereby approved in accordance with the email dated 27.05.15.

Reason: To secure the tourism benefits of the development.