

**East Malling & Larkfield TM/15/01023/FL
East Malling**

New access roadway from existing access roadway to serve 5 caravan pitches operated under caravan club licence and to provide access to and retain the existing septic tank at Orchard Farm Well Street East Malling West Malling Kent ME19 6JW for Mr John Fuller

It should be noted that Councillor Roud has also requested the application be heard at the Area 3 Planning Committee.

Private Reps: 10 additional letters of objection have been received since the publication of the main report. Objectors raise the following issues:

- The volume and size of traffic using the surrounding, single track lanes, some designated as Quiet Lanes, in addition to the towing of caravans will result in hazardous road conditions. This is contrary to the conditions of a Caravan Club certified location – in terms of access and refuse disposal.
- Adverse impact on the countryside resulting from increased traffic, noise, pollution, erosion of roadside banks and light and noise pollution from the caravans.
- The removal of vegetation and creation of areas of hardstanding will increase surface water run-off and lead to localised flooding
- The use of the driveway for commercial purposes clearly breaks the previous planning permission.
- The relocated septic tank will require planning permission and is clearly for a commercial need which constitutes an extension into the countryside and is therefore contrary to Policy CP14. The application does not put forward any justification for the proposal.
- The Caravan Club rules prevent the disposal of chemical waste via the use of a septic tank. This will prevent the issuing of a Caravan Club licence.

DPHEH:

The planning application description has now been amended to include the retention of the septic tank. The application description now reads:

- Can the noise levels be controlled to the level that the applicants have stated in their noise report?
- The benefits of the reduced hours of use have been offset by the 7 day a week working.

DPHEH:

Since publication of the main report, Officers have taken the opportunity to revisit whether any additional conditions and informatives could be included as part of a planning permission for this use in the interests of residential amenity. This has led to the following amended recommendation being put forward.

AMENDED RECOMMENDATION

Additional Condition:

5. Prior to the commencement of the use hereby permitted, full details of the storage and screening of refuse shall be submitted to and approved by the Local Planning Authority and the approved details shall thereafter be implemented prior to the commencement of the use and maintained at all times thereafter.

Reason: In the interests of residential amenity.

Inclusion of the following Informatives:

1. With regards to Condition 5, the applicant must make proper provisions to store refuse taking into account the need to prevent vermin from being attracted to the premises.

2. The applicant is asked to take all reasonable measures to ensure that odour and noise does not escape from the building by keeping doors and windows closed and relying on the ventilation system required to be installed prior to the commencement of the use as set out in Condition 2. For further advice and guidance regarding the measures to be taken to deal with the emission of odours, the applicant is advised to contact the Environmental Protection Team – environmental.protection@tmbc.gov.uk.

3. The applicant is asked to take all measures to ensure that patrons of the business behave in an appropriate and neighbourly manner when visiting and leaving the premises in order to respect the surrounding residential properties.

4. The applicant should note that the Borough Council operates a Voluntary Litter Code in Ditton which requires businesses to have an appropriate business waste contract, keep the area around the business clear of litter and waste, provide a litter bin or sponsor a bin, ask customers if they need a bag (aimed at reducing packaging) and requesting that customers use bins provided. The applicant is strongly encouraged to sign up to this initiative and for further information on the scheme can contact the Council's Environmental Projects Co-ordinator on 01732 876295.