

**East Malling &
Larkfield**
East Malling

569023 156904 10 April 2015

TM/15/01023/FL

Proposal: 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

Location: Orchard Farm Well Street East Malling West Malling Kent ME19 6JW

Applicant: Mr John Fuller

1. Description:

- 1.1 Members will recall that this application was deferred from the June meeting of the Area 3 Planning Committee to allow a Members' Site Inspection to take place.
- 1.2 The Members' Site Inspection is due to be held on 10 July 2015 and any matters arising as a result of the Inspection will be reported as a Supplementary report.
- 1.3 A copy of my previous report is annexed for ease of information.

2. Consultees (received since 4 June 2015):

- 2.1 An additional letter has been received raising objection on the basis of inadequate access for caravans and the absence of waste/rubbish storage and removal facilities.

3. Determining Issues:

- 3.1 One issue raised by public speakers at the last Area 3 Planning Committee related to planning application TM/10/03441/FL which sought to erect a new agricultural building and widen an existing access. The proposed agricultural building was deemed unacceptable at that time as it was not demonstrated that a building of this size was necessary for agricultural purposes associated with the wider site. The widening of the access onto Well Street was also deemed to be unacceptable owing to its urbanising visual impact and the absence of any need for such widening to occur.
- 3.2 This historic application has no direct bearing on the current application under consideration. There has been no change to the existing access onto Well Street, and no changes to this arrangement are proposed. The appearance of the site when viewed from Well Street has not and would not change in any way, unlike the previous scheme considered in 2010. As such, there are no direct comparisons to be drawn between the 2010 case and the current planning application. Members will, of course, have the opportunity to view the situation from Well Street at the Members' Site Inspection should they wish to.

4. Recommendation:

- 4.1 **Grant Planning Permission** as detailed by Letter covering letter fm agent dated 25.03.2015, Letter Fm agent dated 10.04.2015, Supporting Information dated 10.04.2015, Location Plan dated 10.04.2015, Site Plan OF/15/1002 Proposed

Contact: Maria Brown