

**Tonbridge
Medway**

TM/14/02628/OA

Demolition of garage to rear. Change of use of existing retail shop to a 1-bed flat. Extension and conversion of storage building to form 2no. 1-bed flats and 1no. 2-bed dwelling house at 82 Goldsmid Road Tonbridge Kent TN9 2BY

Additional Plans:

The applicant has supplied further drawings to illustrate the existing and proposed relationships between the application site and the neighbouring garden. These have been forwarded to Members of the Planning Committee and the immediate neighbour for information but show that a combination of the land levels and the inclusion of a 2m high fence would ensure that there would be no loss of privacy arising from the proposal.

Paragraph 3.4:

I am now able to advise that Hectorage and Goldsmid Roads are zoned differently as far as car parking permits are concerned. This means that residents with an address within either of these streets with a parking permit could not park during the controlled times in the other street.

However, it should be noted that it is only the section of Goldsmid Road north of the junction with Hectorage Road that is subject to parking permit controls (and these relate to Monday to Saturday daytimes only). The section of Goldsmid Road south from the junction with Hectorage Road is not subject to any parking permit controls. Anyone can park on this section of Goldsmid Road, (except of course where yellows lines would prevent people from doing so).

Furthermore, residents who have a Hectorage Road address are also able to park outside of the stipulated controlled times in the northern section of Goldsmid Road. This means that they could park between 4pm -10am Monday to Saturday and all day on Sundays, without being in breach of the parking controls attached to their permits. The same is true for residents who have a permit to park within Goldsmid Road and who wish to park outside of the controlled parking times in Hectorage Road.

In summary, whilst daytime parking is controlled in Hectorage Road and part of Goldsmid Road, overnight parking is not. Furthermore, on street parking in Goldsmid Road south of the application site is not controlled by a permit scheme meaning anyone who wishes to, can park in this part of the road, irrespective of their address.

In making these distinctions, I would return to the fact that the nil provision of off-street parking in this location accords with the adopted standards set out in IGN3.

Paragraph 3.6:

I would clarify the rear elevation of unit 4 would extend 3m back behind the rear elevation of units 2 and 3.

The plan list has to be amended in light of the additional plans referred to earlier in this supplementary report.

AMENDED RECOMMENDATION

Substitute the plan/document list with the following one:

Design and Access Statement received 29.07.2014, Email received 23.06.2015, Street Scenes received 23.06.2015, Existing Plans and Elevations 1196 P001 C received 23.06.2015, Proposed Plans and Elevations 1196 P002 G received 23.06.2015, Sections 1196 P003 received 23.06.2015, Letter received 19.01.2015,

**Tonbridge TM/15/01266/FL
Vauxhall**

Demolition of existing buildings and the erection of a residential unit to provide a one bed bungalow and two bed semi-detached property with parking and landscaping at Rear Of 105, 107 And 109 St Marys Road Tonbridge for D B Design And Build Ltd

Members should be aware that an appeal has been lodged against the refusal of planning application TM/14/03340/FL, which was outlined in Section 4 of the main report.

RECOMMENDATION REMAINS UNCHANGED

**Tonbridge TM/14/04177/FL
Medway**

Construction of a 4 court badminton sports and gymnastics facility with associated wc/changing rooms, office, social lounge, dance studio and 14 car parking spaces at Weald Of Kent Girls Grammar School Tudeley Lane Tonbridge for Mrs Clair Wilkins

Private Reps: 1 additional letter of support received.

DPHEH:

In accordance with the Town and Country Planning (Consultation) (England) Direction 2009, there is a requirement to refer the application to the Secretary of State prior to determination by the Local Planning Authority. This is due to the size of development

proposed in the Green Belt. This referral would be undertaken subsequent to the resolution made by the Planning Committee in the normal way.

Furthermore, there is a requirement to consult with Sport England prior to the grant of planning permission because the proposed building is to be sited on existing school playing fields (albeit on the very edge as described in my main report). As such, this consultation can take place after the Planning Committee has made its resolution but must occur before any final decision is taken, in order to take into account any specific requirements Sport England may have.

In general terms, in considering such matters Sport England will seek to apply their own policies which require that where playing fields are to be lost as a result of proposed development, they are replaced by a playing field of an equivalent or better quality and quantity in a suitable location prior to the commencement of the development in question. In this case, an entire playing field is not to be lost, it is just one small section of a much wider ground, informally used as playing pitch and shown on the submitted plans to be set out as a relocated pitch elsewhere within the school grounds. It should also be acknowledged that the development displacing this piece of land in fact would be significantly enhancing the overall sports facilities serving the school.

With these factors in mind, I would request that Members seek to resolve to grant planning permission, subject to consultation with Sport England (and any conditions they may seek to impose to secure the above position) and the necessary referral to the Secretary of State.

Additional Information:

Since publication of the main report, the applicant has sought to clarify how the community use of the proposed building is likely to be managed. They have advised that this will be similar to the existing arrangements adopted by the school, which already hires out its premises to community groups. The following points need to be taken into consideration:

- The community users can make use of the car parking spaces within the school site.
- All community bookings are co-ordinated by a single member of staff to ensure that facilities are not overbooked. When approached by community groups, the school requires the number of attendees and parking arrangements to be disclosed on the booking form. The school has recently turned down a request to use its field due the number of attendees (200). The school considered that this would have created issues with car parking, noise and crowds.
- All prospective hirers are interviewed and vetted by the school to ensure the group is suitable for a school environment. All groups seeking to hire the school's facilities have to have DBS checks, first aid requirements and insurance in place.
- Members of staff are present on site when community groups are using the facilities. One off bookings are not generally accepted as the school wishes to

develop long term relationships with organisations using its facilities. This helps as the community groups tend to respect more the school's relationship with the local residents. The school maintains the right to cancel any booking without notice.

- The Weald of Kent Gymnastic Club (WKGC) will be the main user of the proposed gym facility, but not the sole user. The WKGC has contact with smaller gymnastics clubs which specialise in certain areas of gymnastics, and therefore, offer wider range of gymnastics coaching to the local community.
- The WKGC currently end their sessions at 9pm and other gymnastics events would end at a similar time.

DPHEH:

I am satisfied that the school has adequate mechanisms and procedures in place to adequately control the use of the proposed sports centre building by community groups so they would not cause unacceptable detriment to highway safety or residential amenity. The school wishes to develop long term relationships with the community groups seeking to use its facilities, which requires respect and goodwill from all parties involved. The school has the ability, through the terms and conditions attached to its hiring policy, to terminate bookings should the need arise for whatever reason.

It is my view that stopping the use of the proposed building by 9pm on weekday evenings would also help to safeguard the amenity of local residents and I would recommend that that condition 10 be amended accordingly to reflect the intention of the school.

AMENDED RECOMMENDATION:

Amend Paragraph 7.1: Grant planning permission subject to the following:

- **Consultation with Sport England and no adverse comments received;**
- **Referral of the application to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009;**
- **The conditions set out in the main report, and any others required by Sport England.**

Amend Conditions 9 and 10:

9. No development shall take place until details of surface water drainage and measures for rainwater harvesting have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

Reason: To ensure adequate drainage in the interests of flood prevention.

10. The use of the building by community groups shall not be carried out outside the hours of 08.00 to 21.00 Monday to Friday and 08.00 to 18.00 on Saturdays, Sundays, Bank and Public holidays.

Reason: To ensure that the development does not harm the amenities of neighbouring residential properties.

Additional Informative:

3. With regard to the construction phase of the development, the applicant is asked to take all reasonable steps to mitigate any impact upon surrounding residents. With this in mind, they are strongly encouraged to apply for a Section 61 Control of Pollution Act 1974 'prior consent' notice to regulate working hours/methods. It is recommended that you contact the Environmental Health Pollution Control Team on pollution.control@tmbc.gov.uk in advance of the commencement of works to discuss this further. The applicant is also advised to not undertake construction works outside the hours of 08.00 -18:00 Mondays to Fridays, 08:00-13:00 on Saturdays and to not undertake works on Sundays, Bank or public holidays. Furthermore, arrangements for the management of demolition and construction traffic to and from the site should be carefully considered in the interests of residential amenities and highway safety. With regard to works within the limits of the highway and construction practices to prevent issues such as the deposit of mud on the highway, the applicant is encouraged to consult The Community Delivery Manager, Kent County Council, Kent Highway Services, Double Day House, St Michaels Close, Aylesford Tel: 03000 418181 at an early time.

**Tonbridge 14/00326/WORKM
Cage Green**

Public Convenience, The Ridgeway Tonbridge Kent TN10 4NL

No supplementary matters to report.
