East Malling & Larkfield TM/15/00307/FL East Malling

Change of use of land to extend existing static holiday log cabin (caravan) site with ancillary bases, roads, decking, verandas, lighting and drainage (resubmission of TM/14/03074/FL) at Heath Park, 45 The Heath, East Malling for Mr Garry Haffenden

AMENDED RECOMMENDATION

Additional Informative:

5. The applicant is reminded that the installation of any additional structures, including children's play equipment and the like, will need to be the subject of a separate application for planning permission, and that no such development should be carried out unless and until such permission has been granted.

East Malling & Larkfield TM/15/00547/FL East Malling

Erection of 4 no. residential dwellings and associated access, parking and landscaping on land located at Rocks Farm, The Rocks Road, East Malling at 92 The Rocks Road And Rocks Farm East Malling for Croudace Portland

APPLICATION WITHDRAWN FROM THE AGENDA

Ditton Ditton TM/15/02456/FL

Temporary 5 year change of use of part of the car park to car wash and valeting use at The Walnut Tree, 10 Bradbourne Lane, Ditton for Mr Bedri Dedushi

Private Reps: 9 further letters received raising objections on the following grounds:

- Existing congestion and danger at the junction of the A20 and Bradbourne Lane would be made worse;
- There has been an accident during peak hours at the A20, Bradbourne Lane junction;
- Bradbourne Lane is too narrow to accommodate this use;

- There are a number of existing car wash/valeting services in the local area;
- Noise and spray from washers would be harmful, neighbours will not be able to open windows or enjoy their garden;
- There is no footpath on Bradbourne Lane which is dangerous for pedestrians;
- Fumes and spray would be in too close a proximity to the restaurant;
- Tyre storage would be unacceptable;
- Lack of toilet and washing facilities;
- It is proposed to operate the car wash 7 days a week for long hours which is unacceptable;
- Works on site which do not require permission would not have been carried out unless in connection with the proposed use;
- The containers that have been installed prove the applicant believes permission is imminent;
- Chemical storage on site is a hazard.
- Contaminated run off will enter the water table.
- Loss of existing restaurant parking is unacceptable.
- Devaluation of neighbouring properties.
- One petition of 40 signatures has been received objecting on the grounds that the
 use is unsuitable and would cause noise pollution and traffic congestion in a built up
 residential area.

DPHEH:

Since publication of the main report, Southern Water Services have advised that their approval would be required for the new connection to the public sewer. They have also advised that the applicant has not made an application for such approval and there have been no consents granted for connection from this site since 2010. It would be for Southern Water to pursue this matter; it is not something that can be pursued through planning legislation. As such, the Council has no planning enforcement powers to deal with this matter.

RECOMMENDATION REMAINS UNCHANGED

Snodland TM/15/02503/FL Snodland West & Holborough Lakes

Demolition of existing house and erection of one detached house and three bungalows with associated parking facilities at 206 Birling Road, Snodland for Clarendon Homes

Additional Information: Since publication of the main report, the planning agent has confirmed the following points:

- The garage as drawn on property 10A Dowling Close matches the approved garage which could be implemented, even though the owners chose to build only part of it at present.
- The windows as shown on 10A Dowling Close were taken from permitted drawings.
- The laurel hedge on the southern boundary is to be removed and replaced with 1.8m close boarded fence.
- The finished floor level for Plots 3 and 4 would be 150mm above current ground levels, but still lower than 10A Dowling Close.

RECOMMENDATION REMAINS UNCHANGED

Snodland TM/15/02659/FL Snodland East & Ham Hill

Demolition of existing detached house and garage and erection of a block of 8 apartments with associated parking, being a re-submission of the scheme approved under consent reference number TM/08/00074 at Dene Hall, 269 Malling Road, Snodland for Mr G Dunne

No supplementary matters to report