

**Tonbridge
Vauxhall**

TM/15/01266/FL

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

Private Reps: 1 additional letter of representation received from the owner of 109 St Marys Road advising that they are unable to attend the Planning Committee, but that their objections still stand.

DPHEH:

The Members Site Inspection took place on 26 October 2015 and usefully allowed Members to stand within the site and appreciate the relationships with the surrounding residential properties.

In particular, Members noted the change in land levels across the site and in the event that planning permission is granted for the development, it would be crucial to ensure the development was constructed at an appropriate level relative to the surrounding properties. Condition 6 of my main report requires details of the finished floor levels of all buildings to be submitted for formal approval in advance of development commencing on site.

Some discussion took place as to whether or not objections had been received from the owners/occupiers of the properties in Woodside Road or White Oak Close (to the west of the application site). I can confirm that the objections received have come from 107 and 109 St Marys Road and 2M Woodside Road. To clarify, the earlier scheme was refused due to its impact on the amenities of properties in St Marys Road. Consideration of the potential impacts on properties to the west has been given and we have concluded that the form and scale of the building, coupled with the separation distances, orientation and omission of flank windows within the development result in there being no adverse impact on those properties.

The historic use of the site was also discussed at the Members Site Inspection. To clarify, the buildings on site have historically been used as a print works meaning that the site has an historic B2 use. This means that the buildings could be refurbished and brought back into such a use without requiring any planning permission from the Council. Equally, the buildings could be refurbished and then used for general industrial processes, storage and distribution purposes or offices.

RECOMMENDATION REMAINS UNCHANGED

**Tonbridge
Medway**

TM/15/02641/FL

Demolition of existing detached double garage and erection of a detached dwellinghouse with associated access and parking facilities at Land Adjacent To 49 Garden Road Tonbridge for Mr & Mrs N Palmer

Private Reps: A further 2 letters of objection have been received to the proposals. The main issues raised are as those referred to within the main report, although a further concern has been raised as to whether the sewage pump has sufficient capacity for the new dwelling to be connect to this system.

DPHEH:

The submission indicates that the new dwelling will be connected to the main sewer and there is no reason to question capacity in this regard.

RECOMMENDATION REMAINS UNCHANGED

**Tonbridge
Medway**

TM/15/02254/FL

Demolition of existing buildings and construction of new freestanding single storey McDonald's restaurant with associated drive thru lane, car parking, landscaping, customer order displays and canopies at Land at Cannon Lane Tonbridge for McDonald's Restaurant Ltd

Private Reps: 1 additional representation from Tonbridge Accident Repair Centre stating no objections, noting that the current derelict nature of the site has led to a number of instances of vandalism and theft taking.

DPHEH:

It should be noted that should planning permission be granted for this development, the applicant would be required to obtain a Late Night Refreshment Licence from the Borough Council (as Licencing Authority). A Late Night Refreshment Licence is required for the provision of hot food and drink to the public for consumption on or off the premises, between the hours of 11pm and 5am. This Licence would need to be determined in accordance with the following Licencing objectives:

1. Prevention of crime and disorder;
2. Public safety;
3. Prevention of public nuisance; and
4. Protection of children from harm.

In making this point, Members should be aware that the Licencing process does allow the Council to further consider the acceptability of this facility in the context of the Licencing objectives outlined above.

It has come to my attention that Condition 8 set out within the recommendation of the main report erroneously mentioned a “flat above”. To confirm, there is no residential aspect to this proposal and the condition should be corrected accordingly.

AMENDED RECOMMENDATION

Amend Condition 8:

8. The use of the restaurant/drive-thru building hereby approved shall not commence until full details of a ventilation scheme for the removal and treatment of cooking odours has been submitted to and approved in writing by the Local Planning Authority. The scheme shall draw reference to the requirements and recommendations of the DEFRA 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. The acoustic details shall include full spectrum octave analysis for the proposed ventilation equipment. This must demonstrate that the noise from the equipment will not exceed NR35 at the nearest noise sensitive premises. The odour details shall include a risk assessment for odour as detailed in Annex C of the DEFRA guidance. The approved scheme shall be fully installed before use of the kitchen commences and shall thereafter be maintained in strict accordance with the approved details. No cooking of food shall take place unless the approved extraction system is being operated.

Reason: To mitigate the impact of any associated emissions in accordance with paragraph 122 of the National Planning Policy Framework 2012.

**Hadlow (Hadlow) TM/14/02816/FL
Hadlow And East Peckham**

Change of use of land to a private gypsy and traveller caravan site consisting of 2no. pitches at Alans Hectare Cemetery Lane Hadlow for T Coster And O Eastwood

DPHEH:

Officers have now undertaken an Equalities Assessment in order to establish their particular circumstances. Members should be aware that there are two children living on site; one of which attended Laddingford CP School until July this year but is currently being home schooled whilst a search for a secondary school takes place. The other child attends Laddingford CP.

The applicants used to live on a family site in Yalding but this is no longer possible and they have advised that they have nowhere else to go as a result. Before they moved on to the site they had been travelling between friends sites but have not had anywhere permanent to stay.

RECOMMENDATION REMAINS UNCHANGED
