

## SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 16 December 2015

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**Stansted                                  TM/15/03045/FL**  
**Wrotham, Ightham And Stansted**

**Section 73 application for the variation of condition 1 of planning permission TM/13/00081/FL (to allow land marked C41-C46 to be associated with static caravans and to allow storage area to accommodate touring caravans) to provide for year round use in line with other parks in the area and 1 (c) to be deleted at Thriftwood Caravan And Camping Park Plaxdale Green Road Stansted for Mr S Sellers**

**DPHEH:** For clarification, the 18 pitch non-holiday use was based upon a request made in relation to the planning application TM/11/03055/FL in that planning permission TM/01/02373/FL had a plan showing an area as specific provision for an element of worker accommodation as and when required. The applicant stated at the time that there was a need for worker accommodation (which was said to be in a state of flux depending on factors such as major developments ongoing in the area); the workers bring on their own touring caravans or motor-homes onto a normal pitch (or units provided by the employer) and stop for the length of their work contract, generally going home for weekends. It was claimed that the site had always operated in this way with tourism very much the focus of the business but allowing workers to stay also being important to this enterprise and in facilitating other businesses in meeting their short term need to bring in staff from outside the local area. It is considered that this aspect could benefit from clarification in the controlling condition, specifically for the details of the worker's contract length and place of work to be included in the register that is available for regular inspection.

It is also suggested that the register should include all guests although it is the case that the guests do currently get entered into the register in any event.

Lighting at the site has been mentioned in objections for a number of years. It is the case that the site licence requires illumination of access to utility blocks but it is the case that additional lighting beyond that specific requirement has been installed. Members may recall that enforcement investigations have taken place and it has been accepted that as the period of the use of the site has been permitted more during the darker times of the year, there is a justifiable safety argument in favour of lighting of access roads and security. It has not to date proved expedient to take formal enforcement action. However an informative is suggested to remind the applicant that lighting can be a Statutory Nuisance if it affects any nearby neighbours and discussions can continue on this issue.

**AMENDED RECOMMENDATION****Amended condition 2**

- (i) No caravan shall be occupied as a person's sole, or main place of residence

- (ii) the caravans shall be occupied for holiday purposes only with the exception of a maximum of 18 touring caravans on workers pitches
- (iii) the workers pitches may be occupied only as temporary accommodation by locally employed workers on fixed term contracts of employment
- (iv) the owners/operators of the caravan site shall maintain an up-to-date register of the names of all owners/occupiers/guests of individual caravans on the site, and of their main home addresses and the intended time and duration of the occupation.
- (v) In respect of the workers pitches, the register shall also include details of the location of employment and length of the fixed term contract of employment.
- (vi) The information in the register shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure the site is not used for unauthorised permanent residential occupation which would be inappropriate in the Green Belt or outside settlement confines and so thereby contrary to paragraphs 17 and 28 of the National Planning Policy Framework 2012 and Policies CP3 and CP14 of the Tonbridge and Malling Borough Core Strategy 2007.

**Additional Informative:**

**1. The applicant is reminded that the Clean Neighbourhoods and Environment Act has added light pollution to the list of Statutory Nuisances contained within the Environmental Protection Act 1990. It is therefore in their best interests to ensure that any lighting does not affect any nearby neighbours and the Local Planning Authority would welcome the opportunity to discuss any plans they may have for improving upon the current situation.**

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**Plaxtol TM/15/02628/FL  
Borough Green And Long Mill**

**Erection of two detached dwellings and associated works at Land Rear Of Shrubshall Meadow Long Mill Lane Plaxtol for Mr Simon Ruck**

Private reps: One additional objection has been received making similar comments to those already raised.

Lead Local Flood Authority: The flooding near this site is due to the main river being out of bank in the winter period and a development of this size will have minimal influence on the flooding.

**DPHEH:** The soakaway issue at Shrubshall has been queried with the developer and it is claimed that there is no sewage overflow but that some dust has settled from the sub-base of the parking. There have been no records of any complaints to the Borough Council about sewage problems at this development other than in the neighbour representations for this planning application.

In any case, since publication of the Agenda, the applicant has reviewed the recommendation and substantive assessment and has decided to reconsider the scheme and has formally withdrawn the current application.

## **APPLICATION FORMALLY WITHDRAWN BY APPLICANT**

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**Addington**                      **TM/15/02126/FL**  
**Downs And Mereworth**

### **Demolition of existing sheds/buildings and erection of a detached 3-bay garage and single storey outbuilding comprising a home gym, home office and store at Shelmerdene Addington Green Addington for Mr C Adams**

**Applicant:** A clearer Location Plan and Block Plan and annotated external materials for the buildings were submitted on 8 December 2015. These do not provide any amendments to the scheme.

**Parish Council:** The Parish Council, in their email dated 6 December 2015, expressed surprise that they were not re-consulted on the revisions to the scheme. After considering the changes their objection remains on the grounds that although the height of the buildings has been reduced that the proposal still represents overdevelopment of the site and that it would harm the spaciousness of the locality and the Green Belt. It was also their view that buildings would adversely impact on the character of the area due to their siting adjacent to the rear boundaries of the cottages to the south. Concern has also been raised that the home office/gym could be used for commercial activities or turned into residential accommodation.

**Private Reps:** One additional neighbour representation has been received advising that no real objections are raised providing that the maximum height of the buildings be no more than 1.2m above the rear fence and there is planning control so the gym is for social and domestic enjoyment only and not for commercial use.

**DPHEH:** The buildings will be large in footprint however the site is spacious and the buildings are positioned within the southwest corner of the site which is within the settlement confines. The buildings would also be situated immediately adjacent to a large scale outbuilding to the west and several smaller sheds in the rear gardens of the cottages to the south. This would cluster the proposed outbuildings close to established outbuildings therefore minimising their spatial impact on the locality.

The outbuildings are now of a typical domestic height and although they would be visible to some extent from the rear of the cottages to the south due to the slope of the land, the visual impact of the buildings is not considered to be adverse. This is due to the combination of the setback from the common boundary, the intervening sheds and pedestrian access directly to the south of the building at the rear of the gardens to the cottages and the sympathetic hipped roof form and external materials (timber weatherboarding and slate roof tiles) of the buildings. A planning condition tying the height of the buildings to the existing rear fence of the cottages would not be reasonable in my view.

In respect to the use of the gym/home office, condition 3 has been amended to ensure that its use is incidental and ancillary to the residential use of the host dwelling and not used for a commercial purpose or occupied as a separate planning unit.

**AMENDED RECOMMENDATION**

**Amend Condition 3:**

3. The outbuilding comprising the home gym and home office shall only be used incidental and ancillary to the residential enjoyment of the host dwelling and shall not be used commercially or occupied as a separate hereditament.

Reason: To ensure that the development does not harm the character and appearance of the area or neighbouring residential amenity.

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**Ryarsh    TM/15/02814/FL**  
**Downs And Mereworth**

**Two storey side and rear extension at Fishpond Cottage Chapel Street Ryarsh for Mrs Katy Nunn**

No supplementary matters to report

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**Borough Green                          TM/15/02061/FL**  
**Borough Green And Long Mill**

**Terrace of three dwellings with associated parking at 34 Maidstone Road Borough Green for Mr John Tyler**

No supplementary matters to report

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