

**East Malling & Larkfield
East Malling**

TM/15/00547/FL

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

PC: For clarification the Parish Council comments are included verbatim.

The Parish Council renews its suggestion there should be a site inspection in this case.

The Parish Council is particularly concerned the route of MR107 is protected and remains open during the works being carried out if permission is granted.

It strongly supports the construction management plan condition in this particular case.

It is considered that the Area 3 Report sets out well the planning considerations applying to this site. It is agreed it is necessary to take into account the existence of the bungalow proposed to be replaced and the new permitted development rights that would allow the barn to be partially converted into 3 dwellings as well as general Government policy in favour of development.

In these circumstances it is considered the present plans, broadly speaking, are likely to result in better form of development with locally imposed conditions than might otherwise be achieved should this application go to Appeal.

Private Reps: Two additional letters received repeating the objection to building on green field land and querying the documents list contained at para. 7.1 of the committee report.

DPHEH:

For Members information the plan attached at page 31 of the agenda is incorrect. For clarity the correct plan is attached to this supplementary report. The documents list has also been updated and a revised list is below.

AMENDED RECOMMENDATION

Amend Paragraph 7.1:

7.1 Grant Planning Permission in accordance with the following details: Letter dated 17.09.2015, Site Layout 21970A/12 V proposed dated 17.09.2015, Sections 21970A/200F proposed dated 17.09.2015, Artist's Impression 21970A_300D dated 17.09.2015, Artist's Impression 21970A_301D dated 17.09.2015, Artist's Impression

21970A_302C dated 17.09.2015, Photographs 21970_303C dated 17.09.2015, Proposed Plans and Elevations 21970A/502F dated 17.09.2015, Proposed Elevations 21970A/503F dated 17.09.2015, Proposed Plans and Elevations 21970A/504F dated 17.09.2015, Proposed Elevations 21970A/505G dated 17.09.2015, Proposed Plans and Elevations 21970A/506F dated 17.09.2015, Proposed Elevations 21970A/507F dated 17.09.2015, Proposed Plans and Elevations 21970A/508E dated 17.09.2015, Proposed Elevations 21970A/509F dated 17.09.2015, Proposed Plans and Elevations 21970A/510 D dated 17.09.2015, Proposed Plans and Elevations 21970A/511 D dated 17.09.2015, Other dated 17.09.2015, Other Planning Addendum dated 17.09.2015, Tree Protection Plan CTC1495-OTPP dated 17.09.2015, Tree Removal Plan CTC1495-TRP dated 17.09.2015, Location Plan 21970A/05 C dated 20.11.2015, Report REPTILE SURVEY dated 19.02.2015, Bat Survey dated 19.02.2015, Existing Plans 30881/2001/003 dated 19.02.2015, Site Survey A90 SHEET 5 dated 19.02.2015, Site Survey A90 SHEET 3 dated 19.02.2015, Assessment ARBORICULTURAL dated 19.02.2015, Method Statement ARBORICULTURAL dated 19.02.2015, Environmental Assessment dated 19.02.2015, Flood Risk Assessment dated 19.02.2015

The conditions and informatives remain as the main report from page 27 onwards.

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92 The Rocks Road And Rocks Farm East Malling West Malling Kent ME19 6AU

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