

**Tonbridge  
Castle**

**TM/15/03172/FL**

**Demolition of existing buildings and redevelopment to form up to 31 one and two bed retirement apartments for the elderly including communal facilities, access, car parking, landscaping and additional parking for the George and Dragon Public House at Land Adjoining 15 Shipbourne Road Tonbridge for Churchill Retirement Living**

Private Reps: One further representation has been received since publication of the main report raising no new issues beyond those discussed in the main report.

DPHEH: Since publication of the main report, I have taken the opportunity to review the recommended planning conditions. I consider that an amendment to Condition 5 is necessary to require details of how the fencing along the southern boundary of the site is to be installed in order to minimise damaging the root system of the trees located along this boundary and the evergreen hedge that forms the boundary to 5 Portman Park.

Paragraphs 6.34 and 6.35 of the main report discuss developer contributions, stating that Officers were, at the time of writing the report, considering what a commuted sum for affordable housing might be in light of the adopted policy and also what contribution might be appropriate to seek in respect of public open space. Those discussions are continuing to take place with colleagues in Housing Services and once a position has been reached the matters will be subject of a Section 106 Agreement.

#### **AMENDED RECOMMENDATION**

##### **Amend Condition 5:**

**5. The proposed close boarded fence to be located along the south boundary of the site shall not be installed until details of the below ground works necessary to install it have been submitted to and agreed in writing by the Local Planning Authority. The details shall include measures designed to minimise damage to the root system of the adjacent trees and boundary hedge and the fencing shall be installed in accordance with the details so approved. All other boundary treatments to be built within and around the boundary of the site shall accord with the details shown on drawing no.20057TB P02, unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To ensure that the development does not harm the visual amenity of the locality.**

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**Alleged Unauthorised Development**  
**Tonbridge**                      **14/00174/WORKM**  
**Medway**

**18 Hectorage Road Tonbridge Kent TN9 2DP**

No supplementary matters to report.

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**Tonbridge**                      **15/00427/LAH**  
**Castle**

**George and Dragon 17 Shipbourne Road Tonbridge**

No supplementary matters to report.

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