

Platt **TM/15/03520/RM**
Borough Green & Long Mill

Reserved matters application for appearance, scale and landscaping plus details pursuant to conditions 04 (materials), 05 (slab levels), 06 (landscaping), 15 (Construction Method Statement), 16 (Ecology) of outline planning permission TM/14/04268/OA (Demolition of existing dwelling and annexe (The Paddock) and erection of 4 detached houses. Demolition of existing garage (Fairmeadow) and formation of new access drive to Basted Lane) at The Paddock Basted Lane Crouch for Brookworth Homes Limited

Applicant: Further revised plans have been submitted from the Agents with regard to the house on Plot 4 to overcome the concerns raised about the impact of the development on the Walnut Tree – the house has been moved forward by 4m. The amendment description is to be altered to include this alteration and the plans list will need to be updated accordingly.

Private Reps: A further letter has been received from the residents of Strawberry Hill with plans and photographs with regard to the Sycamore tree on their boundary T38 on the plan. They comment that:

- The plans show the tree inside the boundary of The Paddock when it is outside the boundary therefore the developers do not have the right to damage this tree
- The damage to the Root Protection Zone to this tree will be made worse by the new siting of the garage
- The reason is to allow for a window to a downstairs utility room
- This contravenes Condition 7e of the appeal decision granting outline consent relating to a Tree Protection Zone.
- On the plan now proposed 7% of the Root Protection Zone would be intentionally destroyed and the Root Protection Fence would expose a further 9% of the root protection zone to accidental damage.
- A Sycamore is moderately sensitive to root disturbance.
- The garage should be repositioned.
- The bin store should be moved to assist in the protection of the Root Protection Zone.

DPHEH: It is noted that in Section 6.4 of the report there is an error in that it has been stated that the garage to Plot 1 has moved forward from that permitted when it has moved back to allow a window to a utility room. The sycamore tree (T38) is on the plans to be inside the boundaries of the site but it is still considered that the suggested condition regarding the garage foundations is adequate to overcome this concern.

Amended recommendation

Amended description:

Reserved matters application for appearance, scale and landscaping plus details pursuant to conditions 04 (materials), 05 (slab levels), 06 (landscaping), 15 (Construction Method Statement), 16 (Ecology) and amendment to layout regarding the house on plot 4 (condition 03), of outline planning permission TM/14/04268/OA (Demolition of existing dwelling and annexe (The Paddock) and erection of 4 detached houses. Demolition of existing garage (Fairmeadow) and formation of new access drive to Basted Lane)

Updated plans list as necessary in regard to the relocation of plot 4.

**Trottscliffe TM/15/03537/FL
Downs & Mereworth**

Demolition of redundant sheds and construction of new single storey dwelling house and garage (Revised proposal following refused permission TM/15/00487/FL) at Land Rear Of Cedar Bungalow Church Lane Trottscliffe for Mrs Vivienne Rogers

Private Reps: A further letter received from the owner of Trottscliffe House – concerned about the small piece of land that has been notched out on the revised plan on the western edge – can see no logical requirement for this in relation to the planning proposal, especially since it will encroach on to the agricultural land and therefore falls outside the boundary of the village envelope. It is surmised that this piece of land will be used as a “Trojan Horse” as a precedent to enable the likelihood of allowing a large scale development in this field, which is outside the village envelope, in the future.

DPHEH: This area of land has been included in the red line as it contains buildings which are to be demolished as part of the application proposal. A condition is however proposed that the land in question does not form part of the residential garden curtilage

Amended recommendation**Add condition:**

12. No development shall commence until a plan has been submitted to and approved by the Local Planning Authority showing the extent of the residential garden curtilage.

Reason: To protect the openness of the Green Belt.

**Leybourne TM/15/03771/FL
West Malling & Leybourne**

Demolition of existing dwelling and garage and construction of a replacement detached dwelling and garage at The Lodge Birling Road Leybourne West Malling for Taylor Wimpey South Thames & The Homes And Communities Age

Applicant: The applicant has requested that the pre-commencement conditions are amended to exclude demolition. This has been requested due to the lodge having been used as a summer bat roost and therefore would like the building to be demolished during the winter hibernation period (subject to European Protected Species Licence). A bat survey has been provided with the submission.

Further plans have been received from the applicant in relation to the landscaping for the site. The landscaping scheme includes a planting schedule and a maintenance scheme.

At present a low brick wall has been constructed around the site boundary facing Birling Road and the Leybourne Chase Road. In order to ensure this junction remains open it has been suggested that a condition is imposed to restrict the height of any wall fence or means of enclosure to now more than 600mm in front of the principal elevation of the dwelling along the boundary of Birling Road and Leybourne Chase Road

Amended Recommendation

Amended conditions

- 3 The scheme of landscaping and boundary treatment shown on the approved plans shall be carried out in the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or plants which within 10 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

4. No development (with the exception of demolition) shall take place until details of any joinery to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

6. No development (with the exception of demolition) shall take place until a plan showing the proposed finished ground floor level and ridge level of the dwelling in relation to the surrounding ground levels has been submitted to and approved by

the Local Planning Authority. The works shall be carried out in strict accordance with the approved plan.

Reason: To ensure that the development does not harm the character of the area or visual amenity of the locality.

Additional condition

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no wall, fence or means of enclosure exceeding 600mm in height measured from ground level shall be constructed forward of the principal elevation of the dwelling without the prior written consent of the Local Planning Authority.

Reason: In the interests of rural visual amenity.

Alleged Unauthorised Development
East Peckham 15/00347/WORKM
Hadlow & East Peckham

5 & 7 Old Road East Peckham Tonbridge

No Supplementary Matters To Report