

Borough Green TM/14/02992/FL
Borough Green & Long Mill

Demolition of the existing Geographers A-Z buildings on the site and for the erection of 41 residential units with associated car parking, access, footways, associated infrastructure works, and landscaping at A To Z Geographers Ltd 173 - 199 Fairfield Road Borough Green for Fernham Homes

Applicant: The applicant has submitted a method statement and risk assessment for the demolition of the buildings on the site, along with an asbestos survey in respect to these buildings.

Private Reps: A further letter of representation has been received by a local resident questioning the Remediation Method Statement and how the remediation scheme will prevent contamination of protected groundwater.

DPHEH: The demolition method statement has been provided over and beyond what is normally required as the applicants wishes to be open and forthcoming with the processes to be put in place so that the demolition, site clearance and remediation works to the site can be implemented as soon as possible after permission is granted.

In order clarify the extent of the remediation works that are required, the Site Investigation Report by Southern Testing dated 30th June 2015 advises that intrusive investigations identified made ground to depths of up to 10.8m which included brick, concrete, tiles, ash, glass, metalware and clayey fine sand possibly quarry waste. Due to the significant depth of this made ground 14m long piles would be required. There was evidence of soil contamination within the body of the made ground in the form of elevated metal and polycyclic aromatic hydrocarbon (PAH) concentrations, as well as asbestos for which the concentrations were found to be typically low. It should also be noted that due to the presence of asbestos the works are subject to the Control of Asbestos Regulations 2012.

The Remediation Method Statement submitted which has been based on the Southern Testing Site Investigation Report proposes the excavation of the upper 1.5m of made ground and processing and reuse of the made ground to re-profile the site. A pathway break 750mm thick comprising a geogrid layer and a 200mm of 'hard dig' layer of crushed concrete would be placed across the whole site. In garden and soft landscape areas, above the pathway break a minimum of 550mm of imported clean subsoil and topsoil would be placed above an additional geotextile layer, elsewhere the 550mm would be the roads, pathways and the slabs of buildings.

The remediation scheme proposed has been questioned by a local resident, with specific reference to the pathway break and potential infiltration if surface water and leaching of contamination to the underlying protected groundwater. However, the EA have advised that they are satisfied with the proposals for the remediation works described in the Remediation Method Statement subject to a verification report being submitted and approved by the local planning authority and therefore I consider the development to be acceptable in respect to land contamination.

The cost plan as part of the Viability Report advises that the cost of the remediation works and associated risk allowance would be £670,000 (incl contingency) which is substantially above the excess land contamination rebate of £125,000 agreed as part of the sale arrangements. This therefore represents an additional remediation cost above that expected by almost £550,000.

A number of the conditions have been amended to ensure that the remediation of the site can commence in an early part of the timeline of the development.

An informative has been added to advise the developer that during the demolition and remediation works that lorry loads should be covered when entering and leaving the site.

AMENDED RECOMMENDATION

Update list of approved documents as necessary

Amended Conditions:

2. The development shall be undertaken in accordance with the demolition method statement hereby approved. The following shall be implemented and available for use prior to commencement of demolition or remediation operations on site:
 - a) Contractor's compound;
 - b) Parking for site personnel, contractors vehicles and equipment; and
 - c) Wheel washing facilities.

Reason: To protect the amenity of neighbouring properties and in the interests of public health and highway safety.

3. No dwellings shall be commenced until details and samples of materials to be used externally have been submitted to and approved 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 of the area or visual amenity of the locality.

6. No dwellings shall be commenced until a noise assessment report that includes a scheme for protecting the proposed buildings from noise from the nearby railway, classified highway and quarry has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the

approved scheme.

Reason: In the interests of the residential amenity of the new development.

14. The development hereby permitted shall incorporate measures to minimise the risk of crime. No development, other than demolition of any building, removal of hardstanding or works needed to remediate the site, shall be commenced until details of such measures, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained.

Reason: In the interest of security, crime prevention and community safety.

18. No development, other than demolition of any building and removal of hardstanding, shall be commenced until the site is remediated in accordance with the following hereby approved, unless written consent is given for any variation:

- (a) Remediation Method Statement (ref.1621FER-RMS-A) dated July 2015, prepared by Vertase FLI; and
- (b) Site Investigation and Risk Assessment Report (ref.J12188) dated 30th June 2015, prepared by Southern Testing.

Reason: In the interests of amenity and public safety.

19. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons: To protect groundwater and in the interests of amenity and public safety.

Additional Informative

- 3 The applicant/developer shall ensure that in order to minimise dust impact from the demolition and remediation works, lorry loads are covered when entering and leaving the site.

West Malling **TM/15/03389/FL**
West Malling & Leybourne

Proposed conversion of St Mary's Church Centre building to 3No. residential units, including extensions and alterations; demolition of the former air raid shelter and toilets and construction of a new two storey detached dwelling, vehicular access and car parking at Church Centre Churchfields West Malling for St Mary's Church P.C.C.

Private Reps: A total of 3 additional letters of representation objecting to the development have been received.

DPHEH: The issues raised relate to overdevelopment, parking, traffic congestion and road and pedestrian safety. These concerns have already been taken into account within the assessment of the development.

RECOMMENDATION REMAINS UNCHANGED

Shipbourne **TM/15/03865/FL**
Borough Green & Long Mill

Proposed conversion of existing stable and hay barn into dwelling house (including new roof and walling to hay barn) with associated creation of domestic curtilage, access and parking facilities at Great Oaks House Puttenden Road Shipbourne for Mrs L Cohen

Applicant: A further letter and comparison plan has been received from the applicant who is concerned that there are a number of inaccuracies in the main committee report.

Private Reps: There have been a total of six letters of support received.

DPHEH: The proposal will not increase the overall ridge height of the building. However, it is proposed to increase the pitch of the rear of the roofslope of the existing stable building to be of a greater pitch, so as to form a catslide roof over the rear of the stable building and the hay barn.

The applicant has clarified that the land to the north-west of the site is equestrian paddock land, in association with the stables and hay barn.

The applicant has raised an inaccuracy in the main committee report, in relation to paragraph 6.2, which states that the new roof will result in a volume increase of 50%. I think that it is fair to say that the increase in volume that would result from the new roofslope would be approximately 19%. The applicant has stated that their calculations of the existing hay barn and stable are 482 cubic metres, and the proposed volume is 576

cubic metres. However, given that the hay barn would require substantial reconstruction and alteration and a new roof is proposed over the stable building means that the proposal is not an exception under paragraph 90 and would therefore be inappropriate development in the Green Belt. This is reflected by Policy CP3 of the TMBCS.

RECOMMENDATION REMAINS UNCHANGED.