

Wateringbury
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TM/16/00920/FL

Demolition of the existing Greensted Residential Care home and the erection of 51 older person's extra care units (C2 use class) with associated communal facilities, landscaping and parking at Abbeyfield Greensted Residential Home 16 The Orpines Wateringbury for The Abbeyfield Kent Society

Agent: Additional information via email of 12 April 2016 from the agent provides information about the AKS extra care scheme in Watling Court, Gravesend and is submitted by way of comparison. This scheme comprises 56 apartments (including 14 two beds) with 21 car parking spaces (including 3 disabled bays):

Average age 85; Minimum age 60; Maximum age 99; Car owners 1; Low needs 5; Medium needs 31; High needs 9

Additional Transport Statement received 6 May 2016 submitted by the agent which responds to the additional questions raised by KCC H+T.

Additional email of 18 May 2016 from the agent noting that:

- no tenanted properties are proposed, only shared ownership
- the proposed hairdressers and restaurant will only be open to residents and their guests and not to the general public and will not therefore require additional on-site parking requirements;
- the SUDs assessment has been included as part of the application;
- the refuse bin provision is internal and shown on the submitted plans;
- the BREEAM rating, of which biodiversity is a consideration, achieves Very Good and the application commits to an increase in the biodiversity of the site.

KCC H+T: comments received 24 May 2016 (summarised): No objection, the additional traffic movements would not have any significant effect on the highway network; the 25 parking spaces are considered adequate for the site; turning space is available for an ambulance, refuse lorry, fire engine and delivery vehicles; adequate cycle parking is provided.

Private Reps: Two additional letters of objection commenting on the unsuitable size of the proposal; the increase in traffic on already congested roads, particularly The Orpines; difficulties in access for emergency vehicles; and the additional strain on the GP surgery. An additional letter of support commenting that this type of accommodation is needed and it is the duty of the community to support this type of initiative providing sufficient parking is provided and the building properly landscaped.

DPHEH: There is a typing error in paragraph 6.18 – the 6th bullet point should read “[not applicable to this case as the site is not a major developed site in the Green Belt]”.

For clarification the original care home provided 21 car parking spaces to serve 39 beds. The proposed care home seeks to provide 25 spaces, including 2 disabled bays, to serve 66 beds. SPG4 refers to the Kent Vehicle Parking Standards Supplementary Planning Guidance July 2006.

There are no parking restrictions in The Opines or on the A26 Tonbridge Road in the vicinity of the access. The access road is approx. 4.9m wide.

In light of the KCC H+T comments received 24 May 2016 the following amended planning condition and additional informative are recommended:

RECOMMENDATION AMENDED

Update list of approved documents as necessary

Amended condition:

3. The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle and cycle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: To ensure no adverse impact on highway safety resulting from hazardous on-street parking.

Additional informative:

11. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every respect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Borough Green TM/14/02992/FL
Borough Green And 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

Agent: A letter has been sent to Members by the agent which makes the following points (summarised):

- Fernham Homes have a contract to purchase subject to planning permission.
- The land value was £2.95m on 10 January 2013
- Initial intrusive contamination investigation cost £30,000- found heavy metals but no asbestos
- Gas monitoring was not carried out before submission due to the contractual process (as gas monitoring takes 6 months)
- A- Z business operations on site made it impracticable to carry out more intrusive ground investigation but was deducted as a contingency cost from the land value
- Once A-Z had left the site, £40,000 was spent on extensive ground investigations which indicated the level of asbestos, presumed from past demolition waste having been left underground
- The costs of remediation were re-estimated and made the 16 units of affordable unviable, backed up by the Council's own valuers.
- The site purchase price has been re-negotiated – reduced by £250,000 for a limited period.
- There is c£70,000 that would be saved if there is no appeal.
- This explains the new offer of £320,000 for of site affordable housing or provide 4 units on site (3 bed houses).

DPHEH: For clarification, the officer recommendation is to seek an offsite contribution towards affordable housing rather than onsite in this particular case.

National policy and guidance it is clear that planning permission should not be granted where an obligation necessary to making a scheme acceptable is not forthcoming. However, this is tempered by the requirement to take a flexible approach when the obligation may impact on the viability of the scheme. Paragraph 19 of the viability section of the PPG specifically identifies affordable housing obligations and advises that viability should be considered hand in hand with this policy requirement.

The applicant has set out evidence that the site is contaminated and the level of remediation required will be extensive and therefore comprise exceptional costs that adversely affect the viability of the scheme. This has been confirmed by the independent viability assessment carried out by BPS on February 2016.

The applicant negotiated a reduction in purchase price of £250,000 with the current owner. The offer of £250,000 is considered to meet national policy and guidance, together with the S106 tests set out in S122 of the CIL Regulations.

The applicant has offered a further £70,000 (which they state would be the cost of a potential Public Inquiry) giving a total offer for an affordable housing commuted sum to £320,000. This could equate to 4 dwellings elsewhere in the Borough based on providing 4 three bedroom houses. However, it may well be possible to facilitate the provision of a high number of smaller affordable units using £320,000.

RECOMMENDATION UNCHANGED

**Ryarsh TM/16/00211/FL
Downs And Mereworth**

Proposed demolition of existing property and erection of three detached dwellings, detached garages, new highways access plus other ancillary works. Resubmission of TM/15/02952/FL at Brionne The Street Ryarsh West Malling for Clarendon Homes Ltd

Agent: The applicant has submitted an email since the agenda was printed querying the justification for a number of the proposed conditions.

DPHEH: The materials schedule with the application, proposes the following materials:

- TBS Clay facing bricks laid in stretcher bond, Henley Blend;
- Imerys Phalempin clay plain tile (60% rustic red/ 40% Val de Seine);
- White painted softwood weatherboarding;
- Imerys Phalempin clay plain roof tile (60% Val de Seine/ 40% Vintage);
- Black cast aluminium gutters and downpipes;
- White exposed rafter eaves;
- White painted timber casement windows and doors;
- Composite front door;

I am of the opinion that these materials are in-keeping with the surrounding and will respect the local vernacular. In light of this, I propose that condition 2 is amended to require the materials used to accord with the submitted details.

In terms of the landscaping condition, if the condition were to be amended to require landscaping details to be submitted prior to occupation, this could unnecessarily delay the implementation of the scheme to a long time after the dwelling is occupied, depending upon when in the year the details are submitted and then when planting season falls.

In terms of surface water disposal, I am of the opinion that the condition is justifiable given that the site is situated within a Water Gathering Area but could also be amended to allow one month delay to submission.

An additional condition is suggested with regard to the first floor flank window to plot 2 which is to an en-suite but a condition that it be obscure glazed is suggested.

RECOMMENDATION AMENDED:

Amend conditions:

- 2 All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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

- 3 Within 1 month of the commencement of development, a scheme of landscaping and boundary treatment shall be submitted for approval by the Local Planning Authority. There shall be no occupation of any dwelling until the scheme is approved. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

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.

- 8 Within 1 month of the commencement of development, a scheme of surface water disposal for the development shall be submitted for approval by the Local Planning Authority. There shall be no occupation of any dwelling until the scheme is approved. The approved scheme shall be implemented prior to the first occupation of the dwelling to which it relates and shall be retained at all times thereafter.

Reasons: To protect groundwater

Additional condition

- 10 The first floor eastern flank window to Plot 1 shall be obscure glazed.

Reason: In the interests of privacy.

Stansted **TM/16/00235/FL**
Wrotham, Ightham And Stansted

Construction of flint stone and brick wall along north west side boundary at Fairseat Farm House Vigo Road Fairseat for Mr Matthew Stock

No supplementary matters to report.

Platt **TM/16/00702/FL**
Borough Green And Long Mill

Erection of 1no. 4 bedroom detached dwelling at 1A Marion Cottages Maidstone Road Wrotham Heath for Mr Ian Colbridge

Agent: The agent has submitted an amended streetscene plan showing the existing low boundary stone wall along Maidstone Road to be retained, and the proposed 1.5m acoustic fence above this.

DPHEH: The amended plan shows an improvement to the impact that the proposal would have upon the streetscene.

RECOMMENDATION UNCHANGED (but subject to updated plans list)

Trottiscliffe **TM/16/00892/RM**
Downs And Mereworth

Reserved matters of appearance, landscaping and scale, minor change to approved layout and details of materials (condition 4), Levels (condition 5), Drainage (condition 9) and Tree Survey (condition 11) pursuant to outline planning permission TM/15/01687/OA (Outline Application: Erection of a four bedroom detached dwelling of approximately 300 square metres, habitable area with double garage to the rear of Little Reeds with access from Ford Lane) at Little Reeds Ford Lane Trottiscliffe West Malling for Mr David Spreadbury

PC: At the Parish Council meeting for Trottiscliffe last night Members resolved to have no objections to the above proposals given the revised plans dated 9 May 2016 but would like to see the proposed Portuguese Laurel hedge replaced with something more native and in keeping with the village.

Agent: The agent has responded positively to the PC request for native hedge screen planting.

DPHEH: The Portuguese laurel was suggested to give a rapidly growing evergreen screen to the flank of the new house. In the light of the PC response, there is no objection to a mixture of native species such as beech, holly or yew although it would have to be accepted that this would not grow as quickly and larger initial planting would be needed to give the same degree of rapid screening. Suggested condition 4 can therefore be amended as follows.

RECOMMENDATION AMENDED

Amended condition:

4. The Portuguese Laurel hedge hereby approved (or any alternative hedge species to be agreed in writing by the Local planning Authority) shall be allowed to grow and subsequently retained at a minimum height of 2.5m.

Reason: In the interests of landscape screening.