

SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

DATED 25 AUGUST 2016

Ditton  
Ditton

TM/16/00955/FL

1. An extension and refurbishment to the existing clubhouse building to provide for a higher standard of social and function space and 2 teaching rooms. 2. An extension and refurbishment of the existing squash and gym building to provide a further 3 squash courts and wet and dry changing rooms as well and a gym space and dance studio. 3. A new build changing room block to provide changing facilities for 4 teams and associated officials. As well as spectator toilets and a kitchen space with serving hatch. 4. Provision of 2 3G pitches on the existing sports field at Cobdown Sports And Social Club Station Road Ditton Aylesford for Marpaul Southern Limited

Proposal description: For the avoidance of doubt, the pitches to be provided are as follows:

- 1no. 3G football pitch;
- 1no. hockey pitch with a sand dressed surface (not 3G);
- 1no. grassed football pitch.

Private Reps: Two further representations received from one household maintaining previous objections to the proposed development. Also, one further letter of support received.

DPHEH: Since publication of the main Agenda, Officers have liaised further with the EA in respect of the precise nature of the wording of condition 20 (set out at page 30 of the main report). It has been agreed that the condition can be amended, and an additional condition imposed, to address flooding matters in a robust fashion.

### **AMENDED RECOMMENDATION**

**Amend Condition 20:**

**20. There shall be no land raising in connection with the construction of the sports pitches hereby approved unless formally approved in advance by the Local Planning Authority.**

**Reason: To ensure the development does not increase flood risk elsewhere.**

**Additional Condition 28:**

**28. There shall be no land raising or bunds created across the site until such time**

as full details of such works have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a scheme for compensatory storage measures across the site and any such scheme approved shall be implemented concurrently with the development and maintained and retained at all times thereafter.

Reason: To ensure the development does not increase flood risk elsewhere.

Amend Informative 5: deletion of "In connection with the details to be submitted in accordance with Condition 20"

Amend Informative 9 to read "In order to satisfy the requirements of Conditions 20 and 28, the applicant is advised...."

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Aylesford  
Aylesford

TM/15/01239/FL

Installation of mobile fish van in car park (retrospective). Section 73 application for the removal of condition 1 (Temporary use) of planning permission TM/13/03491/FL (installation of a mobile fish van in car park (retrospective) to enable the permanent retention of the fish van at Holtwood Farm Shop 365 London Road Aylesford for Chummys Ltd

Private Reps: One further representation received maintaining previous objections concerning noise. The letter goes on to suggest that an acoustic fence be required along the southern boundary of the farm shop site in order to improve the residential amenity for all the houses in the immediate area.

DPHEH: Since publication of the main agenda, Officers have given some further consideration to the representations received from neighbours concerning the position of the van within the site. As the assessment contained within the main report has established, the conditions imposed upon the previous temporary planning permission ensure that the use is acceptable in planning terms. It would be unreasonable and disproportionate having reached this conclusion to require a substantial acoustic fence to be provided as suggested by one resident. Nevertheless, it is recognised that some residents do have continuing concerns about the use and I would therefore suggest an Informative be added, encouraging the applicant to operate in a manner that respects the nearest neighbours.

#### **AMENDED RECOMMENDATION**

##### **Additional Informative:**

1. The applicant is strongly encouraged to ensure that the business hereby approved operates in a way that respects the nearest neighbouring properties at all times.

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