

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 28 SEPTEMBER 2016

East Peckham TM/12/01892/FL
East Peckham And Golden Green

Retention of change of use of land to use as a residential caravan site for one gypsy family, including the laying of a hard standing, erection of fencing, detached amenity building and steps and decked areas to mobile home. Land raised by 300 mm hardcore/pavers at East Acres Branbridges Road East Peckham for Mr Kevin Eastwood

Private Reps: 1 letter of objection received questioning the status of the applicant.

DPHEH: For the purposes of applying PPTS “gypsies and travellers” means

“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”

For the avoidance of any doubt, the recommendation to refuse planning permission in this instance is not borne out of any question as to the status of the applicant.

Officers have now undertaken an Equalities Assessment in order to establish the particular circumstances of the applicants. Members should be aware that there are three children living on site, all of whom attend East Peckham Primary School.

The applicants used to live on Hoath Wood but were asked to leave the site and have not been able to return. They have also advised it would not be possible for them to live on the Coldharbour site.

RECOMMENDATION REMAINS UNCHANGED

Platt TM/15/03084/FL
Borough Green And Long Mill

Erection of an industrial building comprising 3 no. light industrial units, with associated vehicle access and parking at Phase 4 Platt Industrial Estate Maidstone Road Platt for Prime Securities Ltd

DPHEH: A technical error meant that those who made representations during the course of this application were not notified that it was to be reported to APC2 this evening. As a result, sufficient time would not have been afforded to those wanting to attend or address the committee and with that in mind; the application is withdrawn from the agenda.

APPLICATION WITHDRAWN FROM AGENDA

Ightham TM/16/00776/FL
Wrotham, Ightham And Stansted

Part demolition and re-use of existing riding arena building as a dwelling with associated external alterations to the building, engineering works, access, parking and residential curtilage at Barnfield Cottage Stone Street Road Ivy Hatch for Mr & Mrs John & Iwona McElroy

DPHEH: In clarifying what works could be carried out to the building without planning permission, Section 55 of the Act advises that the maintenance, improvement or other alterations that affect only the interior of the building or do not materially affect the external appearance of the building is not considered to be 'development'. The report mentions that internal works, including internal wall reinforcements, would be undertaken without permission. Also, the building could be re-clad with materials of a similar appearance without permission if judged to be a repair.

Members will be aware of the intent of Parliament for buildings of this general form and appearance to become dwellinghouses in the NPPF.

It is noted that 2 stable blocks were erected between the dwelling and the riding arena which were granted permission under reference TM/76/1098. It has been confirmed by the applicant that these buildings are used for domestic storage purposes relating to the dwelling.

To ensure that the stables buildings are used for domestic storage purposes for Barnfield Cottage and that any future possible conversion of the buildings under permitted development rights is prevented, additional conditions can be imposed.

AMENDED RECOMMENDATION

Amended Condition:

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order), the existing stables buildings that relate to Barnfield Cottage shall only be used for domestic purposes incidental and ancillary to the residential occupation of the host dwelling of Barnfield Cottage.

Reason: To safeguard the openness of the Green Belt and preserve the rural character of the area.

Platt **TM/16/02105/FL**
Borough Green And Long Mill

Section 73 application to vary condition 12 of planning permission TM/15/00453/FL (As varied by non-material amendment TM/16/01843/NMA) to provide design changes to the dwellings at Railway Cottage Maidstone Road Wrotham Heath for Magnum Opus Developments (Wrotham) Limited

DPHEH: Members should be made aware that an appeal has recently been lodged by the applicant in respect to the refused application (TM/16/00673/FL) for the construction of 8 new residential flats.

Within the representations section of the report, 1X refers to the number of neutral letters received by neighbours (neither an objection nor support).

The arrowed black line on the Location Plan shows the route of the mains foul sewer.

RECOMMENDATION REMAINS UNCHANGED

West Malling **TM/16/01600/FL**
West Malling And Leybourne

Two storey side extension at The Old Stable Building Old Parsonage Court West Malling for Ms Taylor

Private Reps: The report cites an objector who has commissioned a shadow study to demonstrate the likely impact on a neighbouring property. The original study submitted by this neighbour's agent sought to demonstrate the impact, incorporating all sources of shadowing, including in particular nearby trees. The objector's agent has submitted a further study which isolates the predicted impact of the extension alone, on 20th March, 21st June, and 21st December. A number of photographs have also been submitted, taken from the neighbour's garden, mainly looking towards The Old Stable Building as existing, as well as two montages showing the extension in place.

DPHEH: the published report acknowledges that the extension would give rise to some additional shadowing of the neighbour's garden but this would be limited to earlier in the morning and to times of the year when the side garden would be less likely to be used for sitting-out, such as at the beginning and end of the winter season. It is concluded that, notwithstanding the additional submissions, any such impact would not be so significant as to justify refusal of planning permission.

RECOMMENDATION REMAINS UNCHANGED but plans list to be corrected as necessary

Plaxtol 16/00016/USEM
Borough Green And Long Mill

Enforcement action in connection with development at Land South West of Claygate House Winfield Lane Borough Green – update report

No supplementary matters to report