

Addington
Downs And Mereworth

13 July 2016

TM/16/02153/FL

Proposal: Erection of 6 detached bungalows with associated garages, parking, landscaping, engineering operations and new access to Plowenders Close

Location: Plowenders Close Addington West Malling Kent ME19 5AX

Applicant: Clarendon Homes

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1. Description:

- 1.1 A previous application submitted under planning reference TM/15/02498/FL proposed 4 detached two storey dwellings with associated garaging and new access from Plowenders Close. This previous application was refused due to the layout of the development, the size, scale, bulk, siting and visual prominence of the dwellings and the subsequent impact on visual amenities and the character of the area. The scheme was also considered to be harmful to neighbouring residential amenities, to the outlook from the Public Right of Way (PROW) footpath and broader landscape and to the Tree Preservation Order (TPO) trees on the site.
- 1.2 This current application proposes a revised scheme comprising 6 detached bungalows on a site that has been reduced in size. The site proper now only comprises the rearmost sections of the gardens of 2-4 Plowenders Close, with the land associated with 5 Plowenders Close being excluded. The new access drive from Plowenders Close, between 2 and 3 Plowenders Close leading northwards into the main body of the application site, reflects that of the previous scheme. Six detached bungalows are proposed, to be arranged as tandem backland development in a general linear form along the rear garden boundaries of the 3 host dwellings. Plot 6 is to be dug down by about 2m as part of the proposed ground works.
- 1.3 The dwellings each provide an integral or detached single garage and 2 open car parking spaces. Plots 1, 2 and 6 provide 3 bedroom dwellings. Plots 3-5 provide 2 bedroom dwellings with a study/bedroom. The dwellings provide floor areas of between 125-145m², eaves 2.6m high and ridges 4.7-5.3m high.
- 1.4 External materials for the dwellings are to consist of multi and mixed red stock brick, off white render, fibre cement roof slates, black UPVC rainwater goods and white UPVC fascias, soffits, windows and doors. The shared access road and driveway areas are to be laid with permeable block paving (Charol/Brindle).
- 1.5 Foul drainage is to the mains sewer and surface water is to soakaways.

- 1.6 A Design and Access Statement, Arboricultural Report and Visual Impact Assessment have been submitted with the application.
- 1.7 Members should also note that a second application for a 5 dwelling scheme (Reference TM/16/02154/FL), similar in general layout, is currently being considered under delegated powers.

2. Reason for reporting to Committee:

- 2.1 At the request of Councillor Kemp due to potential overdevelopment of the site.

3. The Site:

- 3.1 The application site comprises land that extends across the deep sections of the rear gardens of 2-4 Plowenders Close, situated on the northern side of Plowenders Close at the outer edge of the settlement of Addington. A strip of land between 2 and 3 Plowenders Close also forms part of the site to provide access to the site proper. The site provides an area of 0.46 ha. The main body of the site has a general depth of about 30m (north-south) and width of 150m (east-west). The boundaries of the site are generally defined by well-established tree and hedge screening. The boundary to the public footpath (north) is a 1.8m high close board fence with a line of poplars to the rear of 2 Plowenders Close.
- 3.2 The site slopes noticeably up from south to north and from west to east, with a change in ground level from west to east of about 6m. The level of the highway at Plowenders Close is about 1.5m lower than where the access road meets the site proper. The site consists of large rear gardens with areas of lawn, trees, shrubs and garden sheds.
- 3.3 The site is within the settlement confines of Addington and a Water Catchment Area. The western section of the site is within an AAP. PROW footpath MR170 runs adjacent to the northern boundary of the site. Two trees (pine) protected by a TPO lie within the rear garden of 5 Plowenders Close, set back from the eastern boundary of the application site.
- 3.4 Plowenders Close is a cul-de-sac within the south-eastern part of Addington that extends north from Trottiscliffe Road. It is a narrow single carriageway with no passing places except at the junction with Trottiscliffe Road or at the turning head. It also has one narrow footpath. The host dwellings are from the 1960s and are conventional detached houses with large mature gardens.
- 3.5 The surrounding area is characterised by detached dwellings on generous sized plots to the west and southwest and more mixed dwelling types and plot sizes to the east and northeast. Open fields lie to the north of the PROW.

4. Planning History (relevant):

TM/60/10607/OLD grant with conditions 28 December 1960

Six houses, garages and access road.

TM/60/10681/OLD grant with conditions 24 May 1960

6 Detached Dwellings and Layout.

TM/15/02498/FL Refuse 24 February 2016

Proposed development of four detached properties with associated garaging, creation of a new access onto Plowenders Close plus new landscaping and boundary provision

TM/16/02154/FL Pending

Erection of 5 detached bungalows with associated garages, parking and landscaping and new access to Plowenders Close

5. Consultees:

- 5.1 PC: Objection to the above proposal on the basis that the bulk of 6 new dwellings would be an over development of the site and harmful to the residential amenities. We also have concerns about the increase in trip generation.
- 5.2 EA: We do not consider this proposal to be high risk. Therefore we will not be providing detailed site-specific comments with regards to land contamination issues for this site. We would appreciate being informed if contamination is subsequently identified that poses a significant risk to controlled waters. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination.
- 5.3 KCC (Highways): No objection subject to the following:
- Provision of construction vehicle loading/unloading and turning facilities prior to commencement of work on site and for the duration of construction.
 - Provision of parking facilities for site personnel and visitors prior to commencement of work on site and for the duration of construction.
 - Provision of measures to prevent the discharge of surface water onto the highway.
 - Provision of wheel washing facilities prior to commencement of work on site and for the duration of construction.

- Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.
 - Provision and permanent retention of the vehicle loading/unloading and turning facilities shown on the submitted plans prior to the use of the site commencing.
 - Use of a bound surface for the first 5 metres of the access from the edge of the highway.
 - A construction management plan should be submitted for approval, including a before and after condition survey.
- 5.4 KCC (PROW): No objection. Public Right of Way MR170 footpath runs along the northern boundary of the application site and should not affect the application.
- 5.5 KCC (Heritage): The proposed development site lies in an area of high potential associated with prehistoric activity. Two of the Medway Megaliths, Scheduled Monuments and important Neolithic burial sites, lie to the west and a Mesolithic activity site lies to the north. Prehistoric or later remains may survive on the development site and I recommend the suggested condition is placed on any forthcoming consent.
- 5.6 Kent Fire & Rescue Service: The access to Plot 6 is unsatisfactory as it exceeds the required 45m and would require sprinklers or a turning head.
- 5.7 Private Reps: 40/2X/27R/11S + Article 15 site notice + PROW press notice: 40 letters of representation have been received, which are summarised below.
- 5.8 27 objections:
- Garden grabbing and overdevelopment of the site
 - Disproportionate and inappropriate housing
 - Loss of amenity for surrounding properties
 - Loss of privacy from overlooking
 - Loss of a significant number of trees, shrubs and hedgerows that will affect the sylvan character of the area
 - Impact on wildlife in particular common lizards and slow-worms
 - Significant increase in traffic onto Trottiscliffe Road
 - The new access road would have an urbanising impact on the street-scene affecting the character of the area
 - The approach road is unsuitable for more traffic and large vehicles such as refuse lorries

- The number of dwellings would provide a density and scale of development that is out of character with other properties within the village which have medium to large gardens
- The proposal would harm the outlook from the public right of way.

5.9 2 neutral representations:

- The development would be in breach of covenants covering the land in Plowenders Close
- The development would exclude 5 and 6 Plowenders Close from future development opportunities
- Public walkways are regularly used by locals and should be protected
- Trees along the public footpath should be retained to screen the development
- No roof extensions should be allowed to protect privacy.

5.10 11 letters in support:

- There is a need for these type of dwellings for retired people
- The design and layout is non-intrusive to the surrounding area
- The development provides new housing that will contribute to the housing shortage
- The properties will not overlook other properties
- No visual or light impacts on the surrounding area
- Trees are to be retained
- Traffic will only increase slightly
- The proposed scheme is vastly different to the previous one.

6. Determining Issues:

- 6.1 The main issues are whether the proposed development would affect the pattern of development, appearance and character of the area, the visual amenity of users of the public footpath or neighbouring residential amenities.

Character and Visual Amenity

- 6.2 The settlement of Addington is defined as a rural settlement where new development will be restricted to minor development appropriate to the scale and character of the settlement as advised in Policy CP13 of the TMBCS.

- 6.3 Policy CP6 of the TMBCS states that development on the edge of a settlement should not harm the setting or character of that settlement when viewed from the countryside.
- 6.4 Policy CP24 of the TMBCS requires development to be of a high quality and be well designed to respect the site and its surroundings in terms of its scale, layout, siting, character and appearance. Policy SQ1 of the MDE DPD advises that new development should protect, conserve and, where possible, enhance the character and local distinctiveness of the area including its setting in relation to the pattern of the settlement, roads and surrounding landscape.
- 6.5 The form of development within Plowenders Close consists of detached two storey dwellings on large plots, several of which taper out at the rear providing large spacious gardens. It is noted that other than the residential property of Clematis, which lies to the southwest, the prevailing pattern of development within the village that forms the character of the local area comprises medium to small residential plots. Development on both sides of East Street is characterised by a mix of detached and terraced dwellings on narrow small to medium sized plots. The 6 proposed dwellings, although on relatively small plots, would, in my view, strike a reasonable balance between the wide plots of the host dwellings and the narrow plots to the east.
- 6.6 It is acknowledged that the backland location for the development does not provide a traditional residential setting but in this case the site is large and the access road proposed is acceptable in width and would sit comfortably between 2 and 3 Plowenders Close. The depth of the site is sufficient to provide bungalows of a modest but functional size with gardens adequate in size to cater for the needs of future occupiers. Adequate space is also provided for driveways, on-site turning and parking. As a result, I do not consider the layout and form of the development, on balance, to be demonstrably harmful to the overall pattern of development in the area, notwithstanding it does differ.
- 6.7 The proposal provides 6 bungalows of a relatively modest size and scale that have been designed with shallow pitched roofs that would appear low key within the backland site. The bungalows would also, as a result, be acceptable in their relationship with the host dwellings and their setting with adjoining properties. This represents a significant improvement on the previous scheme which proposed 4 large bulky two storey dwellings within a backland location that were visually intrusive.
- 6.8 The external materials are to comprise red stock brickwork and off white render with artificial slate roofing and white UPVC windows and doors. I consider that these would adequately complement the established dwellings in the area, which are mixed in their design and use of external materials.

- 6.9 Finished floor levels of the dwellings and the surrounding finished ground levels have been shown on Drawing No.PL102 and a cross section east-west through the site illustrating how the dwellings will relate to the existing ground level has been shown on Drawing No.PL103. I consider the finished floor levels of the dwellings provide a satisfactory balance with the existing ground levels, with only Plot 6 requiring noticeable ground works. However, I consider that this is reasonably required to respond to the slope of the land and would be beneficial visually by setting this dwelling lower in its relationship with the neighbouring residential properties to the north and east.
- 6.10 An arboricultural report has been submitted. The report advises that the two TPO trees located within the rear garden of 5 Plowenders Close will be a sufficient distance away from the development such that they would not be affected. The report also suggests that 19 individual trees and 4 groups of trees would need to be removed to accommodate the development. However, the groups of poplars and birches along the northern boundary of Plots 5 and 6 are shown to be retained on the Detailed Site Plan (Drawing No.PL102). This also shows root protection zones. Other existing trees and hedges are also to be retained, including those along the eastern boundary with 5 Plowenders Close, the long group of poplars and larches along the northern boundary of Plots 1 and 2, and the birch trees immediately north of the turning head. I consider the removal of the remaining trees would be reasonably necessary to accommodate the development. A landscape scheme can be required by condition to provide additional trees along the northern boundary to provide reinforced screening of the development from the PROW footpath.
- 6.11 The PROW that runs along the northern boundary of the site would not be physically impacted by the development but there is potential for the development to impact on the outlook from the PROW. However, unlike the previous scheme that proposed the construction of 4 tall and bulky new two storey dwellings close to the PROW on elevated land, the current scheme proposes single storey bungalows of modest overall height. With the provision of additional tree planting adjacent to the boundary with the PROW, I consider the level of impact on the visual amenities and rural outlook from the footpath would now be acceptable.
- 6.12 Accordingly, I am satisfied that the proposed development would not harm the character of the area or visual amenity of the locality and would therefore satisfy Policies CP6, CP13 and CP24 of the TMBCS and SQ1 of the MDE DPD. I am also satisfied that the development would accord with Part 7 of the NPPF relating to good design.

Parking / Highways

- 6.13 The Kent Design Guide IGN3 Residential Parking Standards require 2 independently accessible spaces per dwelling, not including garage spaces.

Two spaces are provided in front of the garages to Plots 1-4. Plot 5 shows 3 spaces and Plot 6 shows 1 space, providing 4 spaces for these two dwellings. The proposed parking provision therefore complies with the residential parking standards.

- 6.14 A vehicle passing space within the new access road and the site can incorporate the necessary manoeuvring space for delivery and refuse vehicles. In respect to access for fire service vehicles, the Kent Fire and Rescue Service has advised that a fire sprinkler system would be required for Plot 6 as the access to the dwelling is more than 45m from the turning head. The provision of fire sprinklers can be provided under the Building Regulations 2010 in order to extend the length of travel for fire tender vehicles. An informative can be provided to this effect.
- 6.15 I note concerns have been raised by local residents regarding the surrounding local road network and potential impact from additional traffic from the development. However, I do not consider the 6 new dwellings would generate a significant amount of additional traffic in the local area. The local highway authority has raised no objection to the scheme in respect to vehicle capacity or highway safety. A construction management plan has been submitted which the local highway authority considers to be acceptable. An informative can be added advising the applicant that a 'before' condition survey of Plowenders Close in the form of a series of photographs of the road, footways and boundaries, drains and covers should be provided to the local highway authority before commencement of the development.
- 6.16 I am therefore satisfied that the development would not result in any significant harm to highway safety and that any residual cumulative impacts on the transport network would not be severe. The proposal therefore accords with Policy SQ8 of the MDE DPD and paragraph 32 of the NPPF.

Planning Obligations

- 6.17 Policy OS3 of the MDE DPD requires an open space provision in accordance with the quantitative standards set out in the annex to this policy on all residential development of 5 units or more. The sequential approach and methodology set out in Annex D of the MDE DPD has been applied to determine the level of provision required. It has been determined that a financial contribution of £22,506 will be sought for off-site open space provision. Consideration would be given to Addington Recreation Ground and associated play facilities. The applicant will be required to enter into a legal agreement with the Council so this provision can be secured.

Neighbouring Residential Amenity

- 6.18 The bungalows proposed display a modest single storey height and are well set back from boundaries of neighbouring properties. The dwellings to the

east side of the site, closest to the adjacent dwellings of Frenchay and 5 Plowenders Close, (Plots 5 and 6) are cut into the slope of the land which would further reduce their visibility. Existing trees and hedging are to be retained along the northern and eastern boundaries of the site and additional tree plantings can be required to strengthen the landscaping to further screen the development from these neighbouring residential properties.

- 6.19 The bungalows do not provide any first floor accommodation and therefore privacy of neighbours would not be affected. Indeed the height of the buildings would not be sufficient to accommodate a first floor. I consider that a condition removing permitted development rights for extensions to the dwellings, including to the roof, is justified in this case given the size of the curtilages associated with the dwellings and their relationship with neighbouring properties.
- 6.20 I am therefore satisfied that the proposed development would not harm neighbouring residential amenity.

Other Planning Matters

- 6.21 The site is within a Water Catchment Area but has historically been rear domestic gardens and therefore does not pose any land contamination concerns. The EA has also advised that the proposal is not high risk in respect to land contamination.
- 6.22 Residents have expressed concerns that slow-worms and common lizards may be present on the site. Although the site is formed of domestic rear gardens, the gardens are expansive and well landscaped and lie adjacent to a rural public footpath with open countryside to its north. Given this setting protected species could be present on the site. I therefore consider it necessary for a condition to be imposed on any permission granted requiring an ecological appraisal and any resultant mitigation measures required to ensure protection of protected species to be submitted to and approved by the Local Planning Authority. The development would need to be undertaken in accordance with the approved details and would thus comply with Policies NE2 and NE3 of the MDE DPD and paragraphs 118 and 119 of the NPPF.
- 6.23 The site is also partially within an AAP. The County Archaeologist has advised that the site lies in an area of high potential associated with prehistoric activity with two of the Medway Megaliths, Scheduled Monuments and important Neolithic burial sites situated to the west and a Mesolithic activity site to the north. Prehistoric or later remains may survive on the development site and therefore it has been recommended that any forthcoming consent contain a condition requiring archaeological field evaluation works and further investigation in accordance with an approved specification and timetable.

Representations

6.24 A number of concerns were raised by local residents and the Parish, mainly relating to overdevelopment of the site, impact on neighbouring residential amenities, traffic generation and protection of protected species. These matters have been discussed in some detail within the above sections of this report.

Conclusion

6.25 Members will note that the proposed 6 unit scheme, although proposing 1 more dwelling than the previous scheme refused under reference TM/15/02498/FL, now provides modest bungalows instead of large two storey dwellings that would appear relatively low key within the immediate area, minimising impact on the character and visual amenities of the area. The associated plots are of an appropriate size, such that they would not harm the pattern of development in the area sufficient to refuse. Neighbouring residential amenities would also not be demonstrably harmed, in my view. Consequently, I consider that the reasons for refusal of the previous scheme have satisfactorily been overcome.

6.26 The scheme would also not differ greatly in terms of built form and plot sizes compared to the 5 unit scheme currently being considered under planning reference TM/16/02154/FL.

6.27 In light of the above, I consider that the proposed development accords with the relevant provisions of the Development Plan and NPPF, and therefore approval is recommended subject to the s106 contributions for play space enhancement.

7. Recommendation:

7.1 **Grant Planning Permission** in accordance with the following submitted details: Other CONSTRUCTION MANAGEMENT PLAN received 17.10.2016, Plan PL112 SITE MANAGEMENT received 17.10.2016, Visual Impact Assessment received 28.07.2016, Email received 28.07.2016, Location Plan EX01 received 13.07.2016, Site Survey EX02 received 13.07.2016, Site Plan EX03 Analysis received 13.07.2016, Site Plan EX04 Analysis received 13.07.2016, Site Plan PL101 received 13.07.2016, Site Plan PL102 received 13.07.2016, Cross Section PL103 received 13.07.2016, Proposed Plans and Elevations PL104 Type 1 received 13.07.2016, Proposed Plans and Elevations PL105 Type 2 received 13.07.2016, Proposed Plans and Elevations PL106 Type 3 received 13.07.2016, Proposed Plans and Elevations PL107 Garage received 13.07.2016, Drawing PL108 Refuse Strategy received 13.07.2016, Drawing PL109 Materials Schedule received 13.07.2016, Street Scenes PL110 received 13.07.2016, Proposed Plans and Elevations PL111 Type 2 received 13.07.2016, Arboricultural Survey

SA/1183/16 received 13.07.2016, Design and Access Statement received 13.07.2016, subject to:

- the applicant entering into a legal agreement in respect of
 - Open space provision
- the following conditions

Conditions / Reasons

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 All materials used externally shall accord with the plans and application details hereby approved, 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 site or visual amenity of the locality.

- 3 The development shall be carried out in strict accordance with the dwelling finished floor levels and finished ground levels shown on Drawing No.PL102 hereby approved, unless otherwise agreed in writing by the Local Planning Authority to any variation.

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order), no development shall be carried out within Class A and B of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To ensure that any future enlargement of the dwellings do not have a harmful impact on the character or visual amenity of the area.

- 5 No dwelling shall be occupied until the area shown on the submitted layout as space for turning and vehicle parking for the dwellings 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) Order 2015 (or any order amending, revoking and 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 turning and parking space.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking.

- 6 No building shall be occupied until the access road that provides access from Plowenders Close to the dwellings has been constructed in accordance with the approved plans and drained to prevent discharge of surface water onto the highway.

Reason: To ensure the safe and free flow of traffic and to prevent surface water entering the highway.

- 7 The development shall be carried out in accordance with the submitted Construction Management Plan and Site Management Plan (Drawing No.PL112).

Reason: To ensure the safe and free flow of traffic.

- 8 Prior to first occupation of any of the dwellings, a scheme of soft landscaping and boundary treatment shall be submitted to and approved by the Local Planning Authority. This shall include all trees to be retained and additional suitable tree plantings along the northern boundary to reinforce the landscape screening along this boundary. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following first occupation of any 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.

- 9 No development shall take place until an ecological appraisal of the site and, where necessary, a scheme of mitigation in respect to protected species has been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved ecological report.

Reason: To ensure that protected species and their habitats are protected.

- 10 Prior to the commencement of development the applicant, or their agents or successors in title, will secure and implement:

- i. archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and

- ii. further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority

Reason: To ensure that features of archaeological interest are properly examined and recorded.

- 11 Foul water shall be disposed of directly to the main sewer, unless agreed in writing by the Local Planning Authority for any variation.

Reason: To prevent pollution of groundwater.

- 12 The development hereby approved shall be carried out in such a manner as to avoid damage to the existing trees, including their root system, other than those specified for removal on Drawing No.PL102 hereby approved, by observing the following:

(a) All trees to be preserved shall be marked on site and protected during any operation on site by a fence erected at 0.5 metres beyond the canopy spread (or as otherwise agreed in writing by the Local Planning Authority).

(b) No fires shall be lit within the spread of the branches of the trees.

(c) No materials or equipment shall be stored within the spread of the branches of the trees.

(d) Any damage to trees shall be made good with a coating of fungicidal sealant.

(e) No roots over 50mm diameter shall be cut and unless expressly authorised by this permission no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches of the trees.

(f) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

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

Informatives

- 1 This permission has a Section 106 agreement attached relating to a contribution towards open space provision.
- 2 This permission does not purport to convey any legal right to undertake works or development on land outside the ownership of the applicant without the consent of the relevant landowners.

- 3 If the development hereby permitted involves the carrying out of building work or excavations along or close to a boundary with land owned by someone else, you are advised that, under the Party Wall, etc Act 1996, you may have a duty to give notice of your intentions to the adjoining owner before commencing this work.
- 4 Before commencement of the development the applicant should provide the Local Highway Authority with a 'before' condition survey of Plowenders Close in the form of a series of photographs of the road, footways and boundaries, drains and covers.
- 5 During the demolition and construction phase, the hours of working (including deliveries) shall be restricted to Monday to Friday 07:30 hours - 18:30 hours. On Saturday 08:00 to 13:00 hours, with no work on Sundays or Public or Bank Holidays.
- 6 Tonbridge and Malling Borough Council operate a two wheeled bin and green box recycling refuse collection service from the boundary of the property. Bins/boxes should be stored within the boundary of the property and placed at the nearest point to the public highway on the relevant collection day.
- 7 With regard to works within the limits of the highway, the applicant is asked to consult The Community Delivery Manager, Kent County Council, Kent Highway Services, Double Day House, St Michaels Close, Aylesford Tel: 03000 418181.
- 8 A fire sprinkler system should be installed within the Plot 6 dwelling to satisfy fire safety requirements. The Kent Fire & Rescue Service wishes to reduce the severity of property fires and the number of resulting injuries by the use of sprinkler systems in all new buildings and extensions.
- 9 In implementing the above consent, regard should be had to the requirements of the Bye-Laws of the Environment Agency, Orchard House, Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH.
- 10 The proposed development is within a road which has a formal street numbering scheme and it will be necessary for the Council to allocate postal address(es) to the new property/ies. To discuss the arrangements, you are invited to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to addresses@tmbc.gov.uk. To avoid difficulties for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.

Contact: Mark Fewster