

Wrotham TM/15/03051/FL
Wrotham, Ightham And Stansted

Demolition of the existing housing to be replaced with new residential flats and houses, with associated ancillary buildings, parking and amenity space: 5 apartment blocks 2-3 storeys in height consisting of 9 X 1 bed and 43 X 2 bed units; 6 X 2 bed houses and 2 X 3 bed houses with private garden amenity space at St Georges Court West Street Wrotham for Russet Homes Limited

WPC: Under the heading 'Benchmark Land Value' there are two assumptions of concern. They have written off all revenue from all 18 units and given the 1, 2 and 3 bed flats ULL Property were a 25% voids rate. Circle Russet has provided a significant amount of information on actual letting voids to WPC as part of the Lands Tribunal Hearing. This includes a summary statement on voids for financial years from May 1995 onwards for each dwelling. An in depth independent analysis of the letting void records which has resulted in very different conclusions to that of Circle Russet: sheltered scheme has void rates from 1995 to 2013 of 2.3-2.2% and the Mews has void rates of 1.1-1.7%. On this basis the two assumptions to disregard revenue from 18 studios and to use a 25% voids rate raises questions on the validity of the calculations.

BGPC: The parish council opposes this application on the grounds that there is obvious local need for the housing facilities as existing. The parish council fully supports the objections raised by Wrotham PC. It is noted that the covenant is currently being taken through a Lands Tribunal and it is considered premature for T&MBC to grant approval until the outcome of the Tribunal is delivered.

Applicant: The applicant has submitted a response to the WPC comment on voids as follows:

"The information contained in the EVA differs from that submitted in Russet Homes case to be heard at the Lands Tribunal Hearing reflecting the void assumptions immediately prior to the planning application being submitted in September 2015 as opposed to the summary voids analysis up until March 2014 as quoted in our Witness Statement to the Tribunal.

- The summary voids analysis is from April 1998 – not May 1995.
- As clearly stated in the EVA undertaken by ULL the 25% figure quoted in the Benchmark Land Value refers to both voids and bad debts. The 4% figure referred to in the Income Analysis is the standard assumption for voids and bad debts on new development.
- If we were to apply the lower void rate suggested by the Parish Council the benchmark value would increase making the scheme less viable and resulting in a lower provision of affordable housing".

Private Reps: Additional representations have been received as follows:

- West Street is dangerous for cyclists; humps do not slow the vehicles down.
- Blacksole Lane need to be linked with a footpath, security from gates and wall at the entrance suggested
- The proposed 3 storey buildings that will not be in fitting with any other properties within the village, closer to the road and considerably higher, will have windows facing into those of the opposite houses encroaching on their privacy.
- At present West street already has parking issues and risk of collisions from reversing
- will create more cars in the village
- During the winter months, gritters are unable to travel along West Street, therefore at this time parking will be chaos.
- Heavy haulage vehicles will cause grave danger to children and parents walking to and from the school. The access points in question include the bottle neck end of West street opposite the Church and Battlefields.
- Elderly residents will have no alternative than to leave the village, away from families
- The preschool, primary and secondary are all very oversubscribed: KCC are aware of the situation but believe that there are places at other schools but they need access to a car

DL: The development is a net gain of 3 units therefore the open space strategy does not apply. However the existing units are for older people only and the new proposal has no age restriction and is designed to attract families. Children's play (for toddler age groups) could be essential in this particular area, but all open space requirements could be considered to ensure the future requirements of the development.

DPHEH: The departure press/site advertisement expires on 18 November 2016 and thus no decision notice can be issued before that date.

The additional private representations and the comments of BGPC do not raise material planning issues that have not already been discussed in the main report.

The comments of WPV relate to averaging of voids over the last 20 years. The applicant has taken a more up to date figure. The purpose of the viability assessment is to clarify the higher than CP17 affordable housing offer and I concur with the applicant that using voids from a different time period is not relevant in assessing the current application.

RECOMMENDATION AMENDED

The decision to be delegated to the DPHEH for determination after the expiry of the Departure press and site notices in the event that no new material planning issues arise in the intervening period from that publicity.

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**

DPHEH- A technical error meant that all Members were not notified of the site inspection scheduled for 2 November. The inspection was therefore cancelled and the application will not be reported to APC2 this evening. The Members Site Inspection has been rearranged for 6 December 2016 and this application will need to be reported to the 14 December 2016 meeting following the inspection.

APPLICATION WITHDRAWN FROM AGENDA

Addington **TM/16/02153/FL**
Downs And Mereworth**Erection of 6 detached bungalows with associated garages, parking, landscaping, engineering operations and new access to Plowenders Close at Plowenders Close Addington West Malling for Clarendon Homes**

DPHEH- The applicant has withdrawn this application for 6 bungalows. Planning permission has subsequently been granted for a scheme for 5 bungalows under application TM/16/02153/FL, which was determined under delegated powers.

APPLICATION WITHDRAWN

Shipbourne **TM/15/03865/FL**
Borough Green And Long Mill**Demolition of existing stable block and hay barn buildings and construction of a 3 bedroom dwelling house at Great Oaks House Puttenden Road Shipbourne Tonbridge for Mrs E Cohen**

Applicant: The applicant has submitted plans amending the proposed dwelling, so that the proposed dwelling would be of the same volume as the existing buildings. This reduction in volume has been achieved by reducing the length of the building, reducing the thickness of the wall of the dwelling and reducing the overhang of the roof. These plans, along with some accompanying information submitted by the applicant, are shown on the Powerpoint presentation.

DPHEH: The proposal has been amended so that the reduction in the volume of the proposed dwelling is the same as the existing buildings to be removed. The buildings to be removed include a greenhouse and timber shed building. These low level buildings are of a less permanent nature to the replacement building. When looking at the north-east and south-west elevations the bulk of the proposed building will appear greater than the

