

West Malling

West Malling And
Leybourne

23 May 2016

TM/16/01600/FL

Proposal: Two storey side extension
Location: The Old Stable Building Old Parsonage Court West Malling
Kent ME19 6NZ
Applicant: Ms Taylor
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1. Description

- 1.1 This application was deferred from the APC2 on 28 September 2016 to allow a Members' Site Inspection to take place. A copy of the previous committee report is annexed for ease of information.
- 1.2 The Members' Site Inspection originally scheduled for 2 November 2016 was cancelled and deferred to 6 December 2016.

2. Determining Issues

- 2.1 The relevant determining issues remain as identified and discussed in the original report. Any new issues arising as a result of the Members' Site Inspection or from any other source since the report was published will be included in a Supplementary Report.
- 2.2 The Recommendation remains unchanged.

3. Recommendation:

- 3.1 **Grant planning permission** in accordance with the following submitted details:

Method Statement ABORICULTURAL received 01.08.2016, Existing Plans and Elevations BDS-1449-01 received 23.05.2016, Proposed Plans and Elevations BDS-1449-02 received 23.05.2016, Location Plan BDS-1449-03 BLOCK PLANS received 23.05.2016, Other AMENDED DAYLIGHT STUDY Revision A received , Tree Report received 27.06.2016, /subject to the following:

Conditions

- 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 match those of the existing building.

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

- 3 The development hereby approved shall be carried out in such a manner as to avoid damage to the existing trees, including their root system, or other planting to be retained as part of the landscaping scheme 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.

- 4 The development shall not be carried out except in accordance with the procedures and methods set out in the Arboricultural Method Statement prepared by GRS Arboricultural Consultant, issue date 31 July 2016.

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.

Contact: Leslie Sayers