

Borough Green
Borough Green And
Long Mill

21 February 2018

TM/18/00420/FL

Proposal: Demolition of existing workshop buildings, construction of two 2 bedroom and one 3 bedroom houses with associated parking and amenity areas

Location: 22 The Landway Borough Green Sevenoaks Kent TN15 8RG

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1. Description:

1.1 Planning permission is sought for the demolition of existing workshop buildings at 22 The Landway and the construction three dwellings within the site. This submission follows on from the refusal of planning application TM/16/02715/FL on 16 November 2016 under delegated powers for the demolition of the workshop and the construction of five dwellings across the site. Permission in that case was refused for the following reason:

1. The proposed development, by virtue of the number of units, scale, siting, bulk and general form would result in an overdevelopment of the site that is out of keeping with the prevailing character of the area to the detriment of the visual amenities of the locality and which would cause harm to the residential amenity of the adjacent properties by virtue of its overbearing nature. Furthermore, this overdevelopment of the site would result in the provision of insufficient on-site parking to accommodate the resultant units and inadequate access and turning arrangements. As a result, the Local Planning Authority considers that the site is unable to accommodate the proposed level of development in a satisfactory manner. For these reasons, the proposal is contrary to paragraphs 56, 57 and 58 of the National Planning Policy Framework, policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ1 of the Tonbridge and Malling Managing Development and the Environment DPD 2010.

1.2 The subsequent appeal was dismissed on 08 September 2017, the Inspector broadly agreeing with and endorsing all three aspects of the grounds of refusal. This is a material consideration in the assessment of the current application.

1.3 This current application therefore seeks to overcome the previous grounds of refusal and proposes a revised scheme with the following key differences:

- Number of dwellings reduced from five to three, comprising one two-bed detached house on the site frontage and a semi-detached pair (one two-bed and one three-bed) at the rear;
- Vehicular access to the north side of the front house, as before, but now open rather than via an undercroft, leading to a parking/turning area;

- Rear garden provided for detached frontage property and larger rear gardens for the pair of houses. Additional space on boundaries for planting;
- Slab level for the rear pair to follow the lower site level represented by the floor level of the existing workshop. Western house to have a catslide roof facing rear of 29/31 Quarry Hill Road;
- No first-floor windows facing south in the house at Plot 03.

2. Reason for reporting to Committee:

- 2.1 At the request of Cllr Taylor in order to consider the revised scheme in terms of its height and prominence and the loss of an historic employment site.

3. The Site:

- 3.1 The site lies within the confines of Borough Green Rural Service Centre, at the southern end of The Landway, a narrow highway with no formal footways, which reduces to a footway just beyond the site and provides a link leading through to Harrison Road.
- 3.2 The site is 'L'-shaped, wrapping around a separate commercial site which accommodates working forge premises. The site accommodates a detached workshop building which has been vacant for some years and occupies most of the base of the 'L', which is about 36m deep by approximately 11m wide. The remainder of the site is rather overgrown, with a couple of greenhouses and evidence of previous buildings or foundations visible.
- 3.3 The site gently slopes down towards Harrison Road with several mature trees on the boundary that overhang the site. The surroundings are predominantly residential in character within which the application site, and the adjoining forge premises, represent an uncharacteristic commercial enclave.
- 3.4 In particular, the western boundary abuts the rear boundaries of a semi-detached pair of houses addressed in Quarry Hill Road. The southern boundary abuts the rear gardens of the semi-detached pair 13/15 Harrison Road. To the north are sites and buildings in community uses. There are dwellings to the east, fronting McDermott Road, standing at a significantly higher level.

4. Planning History (relevant):

TM/51/10445/OLD grant with conditions 24 May 1951

Lorry Garage.

TM/61/10339/OLD grant with conditions 4 August 1961

Extension to garage.

TM/86/10333/FUL grant with conditions 18 December 1986

Change of use of premises to workshop for specialist vehicle repair (gearboxes etc).

TM/90/10454/FUL Refuse 18 October 1990

Change of use for existing workshop to allow the continuing activities of gearbox repair and refitting and change of use of coal storage areas to car parking and planting.

TM/90/11229/FUL Refuse 31 January 1990

Renewal of permission TM/86/765 to allow the continued activities of gearbox repair and refitting.

TM/90/11230/FUL Refuse 31 January 1990

Change of use from Coal Storage and Bagging areas to the storage of Scrap Gearboxes and Engines in steel containers.

TM/92/10634/FUL grant with conditions 31 March 1992

Application under Section 73(A) for the variation of condition of appeal consent to extend the period for completion of works to 12 months (ie 15 July 1992).

TM/03/03755/FL Refuse 5 February 2004

Variation of condition 1 of Planning Permission TM/89/1654 (continued activities of gearbox repair and refitting) to allow an MOT testing station and vehicle repairs to be carried out

TM/16/02715/FL Refuse (Appeal dismissed) 16 November 2016 (8/9/2017)

Demolition of existing workshop building. Erection of 5 No. 2 bedroom houses with associated access, parking and amenity areas

5. Consultees:

- 5.1 PC. Object - on the grounds of over intensification of the site, proposed height of the buildings is over bearing and out of keeping, making the development appear too prominent and obtrusive, and there is a lack of evidence of commercial marketing to justify the change of use of the site.
- 5.2 KCC (H&T): Further comments awaited. Originally commented that the development does not warrant their involvement but they have been asked to look at the proposal again in view of the objections received regarding the access to and from the site.

5.3 SWS: No comments received to date

5.4 Private Reps: 28/0X/16R/0S. Objections raised on the following grounds:

- Access road is very small and unsuitable – mix of footpath with cars and one car wide – difficult for two cars to pass, dangerous for pedestrians, especially as no footpath;
- More pedestrians now use The Landway since the development of Isles Quarry – provides access to schools, doctors, train station etc;
- Entrance onto The Landway from Quarry Hill Road is a blind junction and dangerous;
- The eastern bank of The Landway is unstable and trees and bushes have fallen onto the road;
- Access to site by dustbin lorries and fire engines would be difficult – the dustbin lorry does not drive down The Landway at present;
- Problems with access traffic during construction of houses – private road – could cause damage to road surface;
- Parking spaces are too small for standard cars and there is not enough parking for the proposal;
- Still consider that a refuse vehicle will not be able to turn at the end of the road as there are three car parking spaces in the way with new development – large vehicles would need to reverse down the lane resulting in a further hazard for pedestrians;
- Existing building on site likely to be full of asbestos – difficulties in moving it off site;
- Existing forge adjoining the site is active – it is not closed as stated within the application. The forge is noisy and future residents of dwellings proposed are likely to complain about noise, smoke and dust. The forge is visited by horses who will be upset if being shod next door to a building site. The Landway is an old bridleway and the steel/coke deliveries for the Forge cannot deliver to the site, the owner has to manually walk it to the Forge;
- The existing Forge owner believes that the boundary line is incorrectly drawn on the plans and is concerned about the impact of any demolition work on his building/business;
- Additional noise and disturbance, air pollution to area;

- Concerned about past commercial activities on the site, contamination and protection of ground water source;
- No provision has been made on the plans for retaining existing walls and associated ground water drainage;
- Development will result in light pollution;
- Loss of trees and remove screening as well as amenity value;
- Catslide roof to Plot 01 would result in an overbearing view for the adjacent residents in Quarry Hill Road – large mass of roof – would be an enormous visual intrusion;
- Proposed fence heights (1.8m) not high enough to screen development;
- Roof heights could result in roof conversions in future, and more occupants;
- Concerns re maintenance and impact of trees on and near proposed development;
- Height of proposed development on plot 03 still significantly exceeds the height of the current roof line of the existing workshop building;
- Site is too small for development and would create a sense of being hemmed in;
- Consider site should be occupied by a single house or two bungalows;
- No real change in scheme from that previously refused;
- Borough Green is in an AONB, development out of keeping with setting of area;
[DPHEH: the site does not lie within or adjacent to the AONB]
- Drains/utility companies in area will not be able to cope with additional properties;
- Area occupied by bats and other wild animals – loss of an area of biodiversity;
- Site plans submitted are 50 years old and misrepresent the detrimental impact of the development on the amenities of adjoining residents than the drawings suggest;
- Should be developed with the medical centre site next door.

6. Determining Issues:

Principle of development:

- 6.1 It should be recognised that the previous scheme for five dwellings was not refused on any matter of overriding principle but rather the ability of the site to satisfactorily accommodate that particular amount of development.
- 6.2 Furthermore, I would add that the site is not allocated for employment purposes and therefore there is no policy basis within which to seek its retention for such a use. Indeed, this did not form part of the basis of the previous refusal either and in the absence of any policy protection it would be unreasonable to seek to do so now.
- 6.3 Since the previous appeal was dismissed, it must be recognised that TMBC can no longer demonstrate a five year supply of housing. Whilst this will be addressed through the local plan, it has clear implications for decision making in the immediate term. In this respect, Members will be aware that a new version of the NPPF has been published (24 July 2018) and this now forms a material planning consideration. Overall, in respect of this development the general thrust of government guidance has not altered and the presumption in favour of sustainable development still falls to be applied in the absence of a five year supply of housing, which it is accepted the Council cannot currently demonstrate. The precise wording which sets out the “presumption” is now contained at paragraph 11(d) of the NPPF and states that in effect because the Council cannot demonstrate an up to date five year supply, much of the development plan is considered to be out of date for the purposes of determining applications which propose new housing development such as this.
- 6.4 The development plan must remain the starting point for determining any planning application (as statutorily required by s38 (6) of the Planning and Compulsory Purchase Act 2006) which is overtly reiterated at paragraph 12 of the NPPF, the consequence of this must be an exercise to establish conformity between the development plan and the policies contained within the Framework as a whole and thus ultimately the acceptability of the scheme for determination.
- 6.5 In all respects, the NPPF seeks to maximise opportunities for the supply of housing in appropriate locations that can contribute towards supply and maintain and enhance the vitality of existing communities. Policy CP12 of the TMBCS states that (inter alia) housing development will be permitted within the confines of rural service centres including Borough Green. Continuing to concentrate new housing development within identified and established settlement confines such as this (and therefore also conforming with development plan policy CP12) wholly accords with this aim.
- 6.6 As such, returning to the need to apply the presumption in favour of sustainable development, the scheme accords with both the development plan and policies

contained within the Framework and therefore planning permission should be granted (paragraph 11d).

- 6.7 Moreover, it should be recognised that the new version of the NPPF now overtly sets out that where there is an existing shortage of land for meeting identified housing needs (i.e. where an LPA cannot demonstrate an up to date five year supply) it is especially important that planning decisions avoid homes being built at low densities and ensure that development makes optimal use of the potential of each site (paragraph 122). It goes on to state that applications should be refused where it is considered that proposals fail to make efficient use of land.
- 6.8 In this context, it is of course necessary to properly consider local context and the quality of the resultant development in terms of the requirements of CP24 of the TMBCS and the policies contained within the Framework concerning the need to achieve high quality design.
- 6.9 With the above in mind it is therefore necessary to consider whether the detailed elements of the scheme accord with the relevant policies within the development plan and Framework and crucially whether the revisions have overcome the previous refusal and appeal decision, which remains a material consideration.
- 6.10 In this respect, policies CP24 of the TMBCS and SQ1 of the MDE DPD require development to be well designed and through its scale, density, layout, siting, character and appearance respect the site and its surroundings. It should also 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. These policies reflect the requirements of relating to high quality development when read as a whole. These are the key policies for consideration in the assessment that follows.

Visual amenities and impact on character:

- 6.11 This proposal seeks to address overdevelopment and adverse visual impact by reducing the amount of development from five to three dwellings, by deleting the covered link to the rear parking area, and by introducing a less dominating roof format to the frontage property. The development now allows for more space around the buildings and a sense of openness that is more in keeping with the overall character of the existing area. This reduction in the scale of development also gives an opportunity to introduce more planting to soften built development.

Residential amenity:

- 6.12 In order to address the impact in terms of neighbours' amenity, privacy and outlook, specific details have been incorporated into the scheme. These include:

- no windows are shown to habitable rooms in the south-facing elevation of Plot 03;

- a change in the roof format to plot 03;
- a reduction in the number of properties at the front of the site from two to one and in the rear of the site from three to two;
- the introduction of a catslide roof to the west elevation of Plot 01.

6.13 The reduction in the overall scale of development, the amendment to the design of the frontage building, and the pushing back further into the site, together with provision of more space around the buildings and additional planting on the boundaries, would all contribute to a more satisfactory visual impact.

6.14 The changes to the bulk and design of Plot 03 since the refused scheme have reduced both the visual impact and the potential for overlooking of windows and private areas. This proposed dwelling (Plot 03) would replace a large and intrusive industrial building. The height of the house of plot 03 has been reduced as far as practicable with a hipped gambrel roof proposed and this has allowed the ridge height to reduce by 1.3m; it now has a similar ridge height to the maximum height of the existing building on the site, and has improved in terms of width/height proportion and is acceptable.

6.15 The impact on residents on the west side, who are most affected by the dwellings to the rear of the site (Plots 1 and 2), has also been addressed as there is limited separation distance between the flank of proposed Plot 01 and the rear elevation of numbers 29 and 31 Quarry Hill Road. The introduction of a catslide roof on that side and omission of windows/openings has sought to overcome these concerns. Additionally section drawings show that numbers 29 and 31 Quarry Hill Road are significantly higher than the proposed dwellings which so illustrates that their amenity is safeguarded.

6.16 The owners of the neighbouring Forge have made representations describing how they operate in their unit that adjoins the site. There is the potential that this use may have an adverse impact for future occupants of the proposed dwellings in terms of noise, smoke and dust. A noise assessment has been submitted that details the current noise climate and how to mitigate against any identified noise that the use produces, such as acoustic glazing, acoustical screening, mechanical ventilation etc. These appear to be reasonable measures that could adequately be secured by planning conditions and their acceptability in technical terms is currently under assessment and will be reported as a supplementary matter.

Highway safety and parking provision:

6.17 The overall development provides seven parking spaces which meets the standards set out within IGN3 in that 2 bedroom houses require 1.5 spaces and three bedroom houses require 2 spaces, so the total minimum requirement for the development is 5 spaces.

6.18 The scale of the proposed scheme is such that it did not fall to be considered by KCC (H&T) as a consultee. However, they have been asked to provide comments and these are awaited. In any event, no objections were raised to the larger scheme for five houses and the basis for the refusal centred on the capacity of the site to accommodate the larger scheme as a whole, including suitable parking provision, rather than for technical highway safety reasons. Not only does the proposal provide a suitable level of parking and turning within the site to serve this amount of development, it also proposes an improved layout of the parking area; the scheme provides additional space at the front of the site, with the frontage property set back further. On this basis I do not consider that there is any justification to refuse the application on grounds of highway safety or parking provision.

However, detailed comments have been requested from KCC (H+T), especially with regard to the refuse vehicle being able to manoeuvre and turn satisfactorily within the site; these will be reported as a supplementary item. From the waste management view point it is considered that the wheeled bins could be placed at the nearest point to the public highway on the relevant collection day.

Other material considerations:

- 6.19 In respect to land contamination, this application is submitted with the benefit of a desk study but as the previous use is a garage it has the potential for contamination. Asbestos is also likely to be contained within the existing building. The remediation of any contamination at the site can be adequately addressed through a series of planning conditions which are set out in the recommendation that follows.
- 6.20 The site is also within a Ground Water Source Protection Zone. In connection with the previous application on this site, Southern Water commented that further information regarding hydrogeological risk assessment for the proposal needs to be submitted to ensure that all risks to surface and ground water quality have been adequately assessed and mitigated and confirmation that there is no intention to abstract or impinge upon groundwater level, flow or yield. Although no such comments have been made in respect of this application, I would suggest that it would be reasonable to address this matter with a suitably worded condition.
- 6.21 Comments have been made by a nearby resident that the site has bats and other wildlife on it that is protected under the Wildlife and Countryside Act. Whilst there is no specific evidence to prove that this is the case an informative is suggested to remind the applicant of their duties under this legislation.
- 6.22 In most circumstances, noise and disturbance impacts arising from demolition and construction works and associated logistics surrounding the construction phase would not be addressed through a planning permission. However, there are particular circumstances where it is appropriate to secure detailed methodologies

for means of demolition and construction to ensure no adverse impacts arise. I consider that, given the specific nature of the site and its surroundings, it would be appropriate to require such details to be submitted for formal approval prior to any works commencing on site. This can be secured by planning condition in the event that the Planning Committee was minded to grant planning permission.

Conclusions:

6.23 In light of the above, I consider that the proposed development by virtue of the reduction in the number of overall units and the subsequent way in which it can be accommodated within the site overall, combined with amendments to the scale and form of the houses proposed has resulted in an acceptable form of development which accords with the relevant provisions of the Development Plan and meets the requirements of the NPPF. As a result, it has also successfully overcome the previous grounds of refusal and I therefore recommend that, subject to the imposition of conditions, planning permission be granted.

7. Recommendation:

7.1 **Grant planning permission** in accordance with the following submitted details: Location Plan SL01 dated 21.02.2018, Site Plan 001 REV G dated 21.02.2018, Proposed Plans and Elevations 002 REV E dated 21.02.2018, Proposed Plans and Elevations 03 REV D dated 21.02.2018, Topographical Survey P923 dated 21.02.2018, Planning Statement dated 21.02.2018, Other Site Data Sheet dated 21.02.2018, Letter Covering dated 21.02.2018, Other contamination study dated 14.03.2018, Survey Environmental Noise dated 13.07.2018, subject to the following conditions:

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. No above ground development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

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

3. No above ground development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season

following occupation 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.

4. The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking space 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 or 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 parking space.

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

5. 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 Classes A, B, C, and E, of Part 1; of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To prevent an overdevelopment of this site and in the interests of neighbouring amenity.

6. No development shall be commenced until the following have been submitted to and approved by the Local Planning Authority:
 - (a) a contaminated land desktop study identifying all previous site uses, potential contaminants associated with those uses including a survey of the condition of any existing building(s), a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks arising from contamination at the site;
 - (b) based on the findings of the desktop study, proposals for a site investigation scheme that will provide information for an assessment of the risk to all receptors that may be affected including those off site. The site investigation scheme should also include details of any site clearance, ground investigations or site survey work that may be required to allow for intrusive investigations to be undertaken.

If, in seeking to comply with the terms of this condition, reliance is made on studies or assessments prepared as part of the substantive application for planning permission, these documents should be clearly identified and cross-referenced in the submission of the details pursuant to this condition.

Reason: In the interests of amenity, public safety and human health and in accordance with the National Planning Policy Framework 2012 (paragraph 121).

7. No development shall take place other than as required as part of any relevant approved site investigation works until the following have been submitted to and approved by the Local Planning Authority:

- a) results of the site investigations (including any necessary intrusive investigations) and a risk assessment of the degree and nature of any contamination on site and the impact on human health, controlled waters and the wider environment. These results shall include a detailed remediation method statement informed by the site investigation results and associated risk assessment, which details how the site will be made suitable for its approved end use through removal or mitigation measures. The method statement must include details of all works to be undertaken, proposed remediation objectives, remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site cannot be determined as Contaminated Land as defined under Part 2A of the Environmental Protection Act 1990 (or as otherwise amended).

The submitted scheme shall include details of arrangements for responding to any discovery of unforeseen contamination during the undertaking hereby permitted. Such arrangements shall include a requirement to notify the Local Planning Authority in writing of the presence of any such unforeseen contamination along with a timetable of works to be undertaken to make the site suitable for its approved end use.

- b) prior to the commencement of the development the relevant approved remediation scheme shall be carried out as approved. The Local Planning Authority should be given a minimum of two weeks written notification of the commencement of the remediation scheme works.

Reason: In the interests of amenity, public safety and human health and in accordance with the National Planning Policy Framework 2012 (paragraph 121).

8. Following completion of the approved remediation strategy, and prior to the first occupation of the development, a relevant verification report that scientifically and technically demonstrates the effectiveness and completion of the remediation scheme at above and below ground level shall be submitted for the information of the Local Planning Authority.

The report shall be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Where it is identified that further remediation works are necessary, details and a timetable of those works shall be submitted to the Local Planning Authority for written approval and shall be fully implemented as approved.

Thereafter, no works shall take place such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: In the interests of amenity, public safety and human health and in accordance with the National Planning Policy Framework 2012 (paragraph 121).

9. No development shall commence on site until a Hydrogeological Risk Assessment for the proposal has been submitted to and approved by the Local Planning Authority to ensure that all risks to surface and ground water quality have been adequately assessed, mitigated and confirmed that there is no intention to abstract or impinge upon groundwater level, flow or yield. The development shall be carried out in accordance with the approved details.

Reason: To protect pollution of controlled waters and comply with the National Planning Policy Framework 2012

10. No above ground development shall take place until relevant details of slab levels have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

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

11. No development (including demolition) shall take place until details of a management plan to address the physical practicalities of carrying out the demolition and construction work on the site have been submitted to and approved in writing by the Local Planning Authority. The plan shall specify access routes into the site for demolition and construction traffic and contractors' vehicles, areas to be set aside for materials storage and measures to protect adjoining properties whilst the development is under way. In addition, the plan shall specify pedestrian safety measures adjoining the site. The development shall be carried out in strict accordance with the details approved.

Reason: In the interests of local amenity and highway safety.

Informatives

1. The applicant is advised that, in undertaking the works hereby approved, due regard should be had to the provisions of the Wildlife and Countryside Act 1981 relating to the protection of species and habitats. The applicant is recommended to seek further advice from the Natural England, Temple Quay House, 2 The Square, Bristol, BS1 6EB.
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. In the event that crushers are to be used in the demolition phase of the development, the applicant should be aware that they require a permit to operate in accordance with the provisions of the Environmental Permitting Regulations 2010 (as amended). The applicant is reminded to ensure all the conditions within the Permit are complied with, if they intend to bring a crusher on site.

4. The development involves demolition and, owing to the likelihood of the buildings containing or being constructed of asbestos, the applicant should contact the Health and Safety Executive for advice. Any asbestos found on site must be removed in a controlled manner by an appropriately qualified operator.
5. With regard to the Environmental Health issues raised in the above conditions, the applicant is advised to seek advice from the Director of Planning, Housing and Environmental Health (contact: Peter Thomason 01732 876178), Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent ME19 4LZ.
6. It is the responsibility of the applicant to ensure before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established
7. Tonbridge and Malling BC 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.

Contact: Rebecca Jarman