

**Tonbridge
Judd**

TM/18/02206/FL

Demolition of existing buildings and development of 53 dwellings comprising; 10 x 1 bed and 23 x 2 bed apartments in a part 3/4 storey building and 12 x 3 bed and 8 x 4 bed houses in part 2.5/3 storey buildings along with associated vehicular and pedestrian access, car parking and landscaping at Development Site South Part Of West Kent College Brook Street Tonbridge

Private reps: One further letter of objection received raising no new issues beyond those raised in the main report.

Paragraph 3.3: Contains some typographical errors and therefore should read as follows:

“The land levels change significantly across the site. A steep bank is located between the access road and the position of the former nursery building. The land continues to slope up towards the rear (southern) boundary”.

Paragraphs 6.47- 6.50 of my main report considers the impact of the development arising from the loss of the existing car parking serving the college. In addition to my assessment within those particular paragraphs, it also has to be remembered that the college is subject to the requirements contained within extant planning permissions for the site. For example, conditions 12 and 14 of TM/07/01286/FL (College Master Plan) require the provision and retention of car parking within the college site (condition 12) and an annual review of the approved Travel Plan (condition 14). Therefore, the existing parking spaces within the college site to remain as such are safeguarded for car parking and the next review of the college Travel Plan (should permission be granted for this application) will need to take into account the implications of the reduced level of car parking serving the college i.e. the college will need to plan positively for this.

Paragraph 6.63: The total amount of the contribution to be sought is £109,225.77 which consists of:

- £105,967 for the Judd School expansion (Phase 1).
- £713.93 for improvements to South Tonbridge Children’s centre and
- £2,544.84 for additional bookstock for Tonbridge library.

With regard to the affordable housing provision that will form part of the development, this will need to be provided in accordance with the Council’s Housing Allocation Scheme and the Council will retain nomination rights for all of the affordable units.

DPHEH:

Members may recall that planning permission was allowed on appeal under ref. TM/12/00278/FL for the removal of the same day care nursery building, the subject of the current application, and the erection of a new technology building for use by the college. A material start on that development was made and so could, potentially be built out on site without the need for a further grant of planning permission.

Officers have taken the opportunity to further consider the wording of the recommended planning conditions and as a result, revisions to the wording of conditions 2, 3, 4 and 6 have been made. The revisions to conditions 2 and 3 would enable certain works to take place (such as demolition of the existing buildings) prior to certain details being submitted to the LPA (e.g. external materials and landscaping details). The revised wording to condition 4 is to tailor it more specifically to the nature of the proposed development rather than using a standard condition. Condition 6 is to be revised in line with advice from colleagues regarding the nature of the contamination found within the site.

A further condition is also recommended in order to remove certain householder permitted development rights to enable the LPA to regulate alterations to the dwellings in the future in the interests of privacy. It is also considered necessary to maintain control of the open car barns that form part of the development to ensure they remain open should people wish to park their vehicles within them.

The applicant is proposing to install electric vehicle charging points as part of the development. Paragraph 110 (e) of the NPPF states that developments should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, convenient and accessible locations. The inclusion of electric vehicle charging points as an integral part of the development would be an incentive for the occupation of the dwellings by persons owning electric vehicles. This would in turn help to reduce emissions from vehicles parked within the development, which would aid air quality. In light of this and given the NPPF guidance I would also recommend the use of an additional condition requiring the submission of details of electric vehicle charging points to be installed within the development.

AMENDED RECOMMENDATION

Amend conditions 2, 3, 4 and 6 as follows:

2. No above ground works shall take place until details of all materials to be used externally have been approved by the Local Planning Authority. In order to seek such approval, written details and photographs of the materials (preferably in digital format) shall be submitted to the Local Planning Authority and samples of the materials shall be made available at the site for inspection by Officers of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the visual amenity of the locality.

3. No above ground works 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 premises shall not be 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.

6. 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 additional ground gas monitoring at WS4 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

Additional Conditions as follows:

16. 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, or E of Part 1; of Schedule 2 of that Order.

Reason: In order to protect the residential amenity of the neighbouring residential properties and to enable the car barns to be kept available for car parking.

17. None of the dwellings shall be occupied until details of a scheme to install electric vehicle charging points within the development has been submitted to and approved by the Local Planning Authority. The work shall be carried out in strict accordance with those details prior to the occupation of any of the dwellings within the site.

Reason: In order to encourage the occupation of the dwellings by people using electric vehicles to help reduce vehicle emissions in the interests of air quality and in accordance with paragraph 110 of the NPPF.

18. The development shall be carried out in accordance with the following approved plans.

Tree Protection Plan ASH21697-03B 1 of 2 dated 18.09.2018, Tree Protection Plan ASH21697-03B 2 of 2 dated 18.09.2018, Location Plan 2675-A-1000 C dated 18.09.2018, Site Layout 2675-A-1004 C dated 18.09.2018, Site Layout 2675-A-1005 L dated 18.09.2018, Sections 2675-C-1210 F dated 18.09.2018, Sections 2675-C-1211 F dated 18.09.2018, Sections 2675-C-1212 E dated 18.09.2018, Proposed Plans and

**Tonbridge
Medway**

TM/18/02756/AT

**Consent to display 5no. fascia signs and 1no. freestanding sign at Unit 2
Swanmead Way Tonbridge**

Private Reps: 9 further letters of objection have been received stating as follows:

- Only a modest reduction in illumination which will not be noticeable;
- Advertisement should only be illuminated during trading hours and adequate control should be put in place to control this.

DPHEH: These matters are discussed in full in the main report.

RECOMMEDATION REMAINS UNCHNAGED
