SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE DATED 4 November 2020

Addington Downs And Mereworth **TM/19/01067/FL**

Redevelopment of the site to provide 10 x detached dwelling houses with associated parking, turning, landscaping and improvements to the access road at Scarbutts And Winsor Works London Road Addington West Malling

DPHEH: Since the publication of the main report, it has been confirmed by the Planning Inspectorate that the applicants have lodged an appeal (via the written representations procedure) against the non-determination of the application and that appeal is valid. As such, the Council can no longer formally determine the planning application but it remains necessary to confirm what decision would have been made if it had still been in a position to determine the application in order to take the matter forward at appeal. The recommendation is therefore amended on that basis as follows:

AMENDED RECOMMENDATION

The Secretary of State (through his Inspector) and the applicant be advised that, had the Local Planning Authority been in a position to determine the application at this time, it would have Refused Planning Permission on the following grounds:

1 The site lies within the Metropolitan Green Belt where there is a strong presumption against inappropriate development, as defined in the National Planning Policy Framework (2019). The development constitutes inappropriate development within the Green Belt which is substantially harmful by definition. Furthermore, the development would cause material harm to openness by virtue of the amount of built form across the site. No very special circumstances have been demonstrated that clearly outweigh the degree of harm to the Metropolitan Green Belt and the development is therefore contrary to paragraphs 143 to 145 of the National Planning Policy Framework (2019) and Policy CP3 of the Tonbridge and Malling Borough Core Strategy 2007 and Policy M1 of the Tonbridge and Malling Development Land Allocations Development Plan Document 2010