

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 17 September 2014

**Ightham
Ightham**

TM/14/01489/FL

Use of land as hand car wash and associated canopy and storage container at Land Adjoining Ightham Farm Shop Sevenoaks Road Ightham Sevenoaks Kent for Mr Astriti Zholi

No supplementary matters to report

**Ightham
Ightham**

TM/14/00182/FL

Retention and replacement of existing buildings to create a small business centre, comprising 6 buildings (10 separate units) and a works storage facility including 1 replacement shed, new office block and open storage area. Associated works include demolition of existing cottages, removal of the existing weighbridge and rubble bund, together with landscaping works and alteration of internal site access arrangements at Cricketts Farm Borough Green Road Ightham Sevenoaks Kent TN15 9JB for O'Keefe Construction (Greenwich) Ltd

BGPC: The Parish Council has serious reservations about the proposed realignment of the footpath and the removal of the bund.

Additional information: The applicant has provided further information to clarify a number of matters as follows:

- An additional plan has been submitted showing the proposed planning uses of the various element of this development. This is aimed at simplifying the proposed wording of conditions (7) and (8) as recommended within the main report. In essence, this additional plan shows that the Business Centre buildings (i.e. the small business start-up units) will be used as offices, the new company office building will be used as an office, whilst the new industrial shed will be used for the storage, repair or maintenance of machinery or plant.
- The applicant has clarified that the hard standing area used for open storage would not comprise of concrete (as detailed in paragraph 6.11 of the main report); instead it will be a permeable surface of compacted material which is necessary as part of the overall surface water strategy for the site and in any case would have more of a “rural” feel.

DPHEH:

The serious reservations alluded to in the representations made by BGPC have not been expanded upon or quantified specifically. However, in view of this further representation, it is worth noting a number of conclusions drawn on the two issues raised (footpath realignment and the removal of the bund) within the main report.

Firstly, I have concluded that the indicative diversion route of the Public Right of Way to the west of Cricketts Farm House and then north along the application site boundary, would lead to an overall visual improvement since it would re-route walkers away from the application site and offering wider landscape views across the countryside/AONB. Nevertheless, the formal diversion of the Public Right of Way would be subject to a further consent outside of the planning application process

In terms of the removal of an existing bund (which is understood to have been left behind from past mineral activities in the locality), it is considered that its removal would provide an overall visual improvement to the setting of Cricketts Farm House by opening up its curtilage and providing a more visually attractive setting. As described in paragraphs 6.26 and 6.27 of my main report, this visual improvement, together with other material considerations, lead me to the conclusion that the proposals would enhance the overall setting of the Grade II Listed Cricketts Farm House.

I consider that, in light of the additional plan showing the proposed planning uses of the various elements of the development, planning conditions 7 and 8 within the main report can be simplified, whilst still maintaining the necessary controls.

Furthermore, I consider it necessary to amend the recommended wording of planning condition 11 to delete the personal reference to the applicant's business. Instead, the intended storage of materials, plant or other equipment within the defined open storage area will be tied to those materials, plant or other equipment which are ancillary to the planning use of the commercial industrial building.

AMENDED RECOMMENDATION

Amend Plans List as follows:

Statement O'KEEFE STATEMENT dated 24.02.2014, Transport Statement dated 24.02.2014, Planning Statement dated 20.01.2014, Photographs dated 20.01.2014, Location Plan RD1504-SA-001 dated 12.02.2014, Tree Plan 13383-200-04TP dated 20.01.2014, Site Plan SS-1504-001 dated 12.02.2014, Proposed Elevations RD1504-AA-100 dated 20.01.2014, Proposed Elevations RD1504-AA-110 dated 20.01.2014, Proposed Elevations RD1504-AA-120 dated 20.01.2014, Proposed Elevations RD1504-AA-130 dated 20.01.2014, Proposed Elevations RD1504-AA-140 dated 20.01.2014, Proposed Elevations RD1504-AA-150 dated 20.01.2014, Proposed Floor Plans RD1504-GA-230 A dated 20.01.2014, Email dated 08.04.2014, Environmental

Assessment 409-04390-00003 dated 08.04.2014, Email dated 23.04.2014, Drawing OK-CRF-WWS-01 dated 23.04.2014, Letter DATED 31 JUL 2014 dated 01.08.2014, Other Document issue register dated 01.08.2014, Design and Access Statement A dated 01.08.2014, Visual Impact Assessment B dated 01.08.2014, Section RD1504-LS-002 A dated 01.08.2014, Proposed Floor Plans RD1504-AA-171 A dated 01.08.2014, Proposed Floor Plans RD1504-AA-172 A dated 01.08.2014, Proposed Floor Plans RD1504-AA-173 A dated 01.08.2014, Proposed Roof Plan RD1504-AA-174 A dated 01.08.2014, Proposed Elevations RD1504-AA-175 A dated 01.08.2014, Demolition Plan RD1504-SA-010 A dated 01.08.2014, Drawing RD1504-LA-001 C dated 01.08.2014, Proposed Floor Plans RD1504-GA-200 B dated 01.08.2014, Proposed Floor Plans RD1504-GA-210 B dated 01.08.2014, Proposed Roof Plan RD1504-GA-220 B dated 01.08.2014, Proposed Elevations RD1504-AA-160 A dated 01.08.2014, Proposed Elevations RD1504-AA-170 B dated 01.08.2014, Proposed Elevations RD1502-AA-180 B dated 01.08.2014, Proposed Elevations RD1504-AA-190 B dated 01.08.2014, Proposed Elevations RD1502-AA-200 B dated 01.08.2014, Drawing OK-CRF-WWS-01 P2 dated 09.05.2014, Drawing RD1504-LA-001 D:

Amend Conditions 7, 8 and 11 as follows:

7. The buildings outlined in orange as shown on ‘Proposed Landscape Strategy’ (drawing RD1504-LA-001 Revision D) shall only be used as offices and for no other purpose (including any other purpose in Class B1 of the Town and Country Planning (Use Classes Order) 1987 as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: The proposal was determined on the basis of the information provided as part of the application, having regard to the impact of the use on the openness of the Metropolitan Green Belt, the character of the area and the impact on the highway network.

8. The building shown within the land outlined in purple on ‘Proposed Landscape Strategy’ (drawing RD1504-LA-001 Revision D) shall only be used for the storage, repair or maintenance of machinery or plant and for no other purposes (including any other purpose in Classes B2 and B8 of the Town and Country Planning (Use Classes Order) 1987 as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: The proposal was determined on the basis of the information provided as part of the application, having regard to the impact of the use on the openness of the Metropolitan Green Belt, the character of the area and the impact on the highway network.

11. Any materials, plant or other equipment stored within the approved open storage area (as defined by condition 10) shall be ancillary to the authorised use of the commercial unit ("Shed 1") as shown outlined in purple on 'Proposed Landscape Strategy' (drawing RD1504-LA-001 Revision D). No part of the approved open storage area shall be occupied or used independently from that associated commercial building.

Reason: In order to control the development and ensure that the proposals are acceptable within the rural landscape and amenity, and to ensure that the open storage element of the proposals are undertaken on an ancillary basis and are not severed from the planning unit containing the commercial building.

**Addington TM/14/02084/FL
Downs**

Proposed erection of triple bayed detached domestic garage with home office above at Blackmans Trottiscliffe Road Addington West Malling Kent ME19 5AZ for Mr P Smith

Additional/amended plans: The applicant has submitted an amended roof plan to overcome a discrepancy in the previously deposited plans. Contextual elevations have also been provided which show the proposed detached garage within the surrounding earth bank.

Private Reps: One letter received raising no objection to the application.

DPHEH:

The description of the application has been amended as above to clarify it is a domestic garage and home office and condition 3 is converted to an informative as below.

The recently submitted plans showing the proposed garage within the context of the steep earth bank are useful in showing how the development will relate to the specific land levels within this part of the site, supporting the view that the bank will ensure the garage will not be visually prominent within the site.

Amend Plans List as follows:

Letter dated 16.06.2014, Material Samples dated 16.06.2014, Location Plan dated 16.06.2014, Block Plan 1126 - GA - 3000 B Part Superseded dated 16.06.2014, Floor Plans And Elevations 1126-GA-4500D dated 06.09.2014, Elevations 1126-GA-4500D/1 Contextual Elevations dated 06.09.2014.

AMENDED RECOMMENDATION

Delete Condition 3.**Additional informative:**

1. The applicant is reminded that the garage/office hereby approved shall be used for a purpose incidental to the enjoyment of the related dwellinghouse. Use as a separate dwellinghouse or a commercial business premises may constitute a change of use for which formal permission from the Local Planning Authority would need to be obtained.

**West Malling TM/14/00842/FL
West Malling And Leybourne**

Removal of 3no. agricultural buildings and replace with a new single storey building comprising two office units with associated parking (resubmission of TM/13/02416/FL) at Appledene Farm Norman Road West Malling Kent for Mrs Jeannett Bellamy

Private Reps: One further email representation has been received from a local resident with the following concerns being raised:

- On road parking should not be restricted to accommodate the new access and development as parking is already limited. Suitable conditions relating to this issue should be added to any permission granted.

DPHEH:

As outlined in the main report, the local highway authority has already advised that the new vehicle access to the site would be generously proportioned taking into account the width of Norman Road and the likelihood of on street parking on the southern side of the road. Restrictions on parking along the southern side of Norman Road would therefore not be required, but this would ultimately be a matter for the LHA. The imposition of a planning condition relating to this issue would not be necessary or reasonable in this case.

RECOMMENDATION REMAINS UNCHANGED
