

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 29 October 2014

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**Borough Green (A) TM/14/02861/FL**  
**Borough Green (B) TM/14/02877/FL**  
**And Long Mill**

**(A) Application to vary condition 4 of planning permission TM/11/03518/FL (Proposed change of use of buildings from offices to health and fitness spa with proposed extensions and new roofs) to allow use of the bar and dining facilities to remain open until 12.30am Monday to Friday and at weekends / Bank Holidays; and (B) Retrospective application to retain infill of rear courtyard area on two floors providing kitchen, food preparation area and cold store at Basted House ('Reynolds Retreat') Harrison Road Borough Green Sevenoaks Kent TN15 8PB for The Reynolds Group Ltd**

DPHEH: Having given further thought to the management of traffic related to the proposed extended hours of use, consideration has been given to the introduction of further physical measures which could be utilised to ensure that vehicles leaving the Reynolds Retreat do so via Quarry Hill Road (as opposed to via Harrison Road).

Whilst the Council is expected to treat the landownership Certificate served by the applicant at face value, we have checked ownerships in light of the possible need to locate certain physical traffic control features and in the process it has come to light that the applicant has not correctly served notice on all relevant landowners. It is understood that the private roads which lead from the applicant's site to Harrison and Quarry Hill Roads are within the ownership of a separate landowner. In this instance, notice is required to be served on any separate landowner(s) for a statutory 21 day period. Without this having been done, the application is invalid and this error will need to be rectified by way of notice being served on the relevant landowner(s) for a 21 day statutory period ahead of any decision being made in respect of both applications and a "certificate B" completed and returned to the Borough Council to confirm such notices have been served.

It is also intended that, in view of this period of deferral, that further discussions/investigations take place with the applicant to ensure that all signage (as previously required to be implemented under the traffic management scheme approved under reference TM/13/01189/RD) is in place. The premises has now become operational, and further physical measures need to be agreed between the applicant, relevant landowner(s) and the Local Planning Authority to ensure that vehicles leaving the premises exit via Quarry Hill Road. This is particularly important as the current application proposes to extend night-time hours of use.

**On the basis of the above, both applications are withdrawn from the Agenda.**



