

**Borough Green
Borough Green And
Long Mill**

The Henry Simmonds 4 Wrotham Road Borough Green Sevenoaks Kent TN15 9DB

DCS/DPHEH: at paragraph 2.12 mention is made of a bid to have the public house included on the register of Assets of Community Value (ACV).

It can be confirmed that the public house *has not* been added to the register of AsCV.

Recommendation Unchanged

**Borough Green (A) TM/14/03560/FL
Borough Green And (B) TM/14/03570/AT
Long Mill**

- (A) Single storey side and rear extensions to existing building, installation of ATM, changes to elevations, installation of plant machinery and reconfiguration of access to the existing residential accommodation above;**
- (B) 3 no. internally illuminated fascia signs, store entrance sign, ATM surround, Totem sign (externally illuminated) and various car park/parking signage at The Henry Simmonds 4 Wrotham Road Borough Green Sevenoaks Kent TN15 9DB for Sainsbury's Supermarkets Ltd And JEMP Property Investments**

Private Reps: One additional neighbour has made representation on the application. The letter raises concerns which have been made previously including the issue of competition.

DPHEH: At paragraph 6.9 the main report mentions that a bid has been made to have the public house included on the register of Assets of Community Value (ACV).

It can be confirmed that the public house *has not* been added to the register of AsCV.

Additional noise information was sought from the applicants in relation to the octave spectrum of the plant with regard to noise implications to neighbours. This information was submitted and has been assessed against the proposed acoustic barrier. It is considered that the barrier will achieve the desired aim and NR35 will not be exceeded at the nearest noise sensitive property (i.e. the flats above the premises). It is therefore considered that the proposal would accord with Paragraphs 109 and 123 of the National Planning Policy Framework 2012 in respect of noise. Condition 12 on the main report is therefore sufficient

to ensure the aural climate of the nearest noise sensitive properties will be protected to an acceptable level.

In relation to deliveries, Condition 4 within my main report prohibits any delivery on a Sunday or Bank Holiday. Having reviewed another application within the Borough for a similar development in Tonbridge (TM/10/02758/FL), it is considered that such a prohibitive condition is unduly restrictive on the operational activity of the shop. Accordingly, it is suggested that Condition 4 be amended to allow for deliveries between 08.00 and 19.00 on a Sunday or Bank Holiday.

The additional objection letter raises concerns which have been addressed within the main report. Competition is not a planning consideration. The impact of the proposal on viability and vitality of the centre has been addressed within the main report.

Amended Recommendation:

AMEND PLANS LIST

Email Noise Data dated 01.12.2014, Noise Assessment Noise Criteria Curves dated 01.12.2014, Proposed Floor Plans P-121603-102 C dated 27.11.2014, Elevations P-121603-203 A dated 27.11.2014, Elevations P-121603-204 A dated 27.11.2014, Email Tracking dated 21.11.2014, Details SSLBOROUGHGREEM(LOCAL).1/TK06 Tracking dated 21.11.2014, Details SSLBOROUGHGREEM(LOCAL).1/TK05 Tracking dated 21.11.2014, Viability Assessment SSLBOROUGHGREEM(LOCAL).1/01 dated 21.11.2014, Email Acoustic matters dated 21.11.2014, Noise Assessment 18076-01/AMR Additional Info dated 21.11.2014, Letter dated 17.10.2014, Waste Management Strategy dated 17.10.2014, Schedule ADVERTS dated 17.10.2014, Transport Statement dated 17.10.2014, Noise Assessment dated 17.10.2014, Existing Floor Plans P-121603-101 dated 17.10.2014, Floor Plan P-121603-111 dated 17.10.2014, Drawing P-121603-115 B dated 17.10.2014, Elevations P-121603-201 dated 17.10.2014, Elevations P-121603-202 dated 17.10.2014, Elevations P-121603-210 dated 17.10.2014, Drawing P-121603-221 dated 17.10.2014, Drawing P-121603-300 dated 17.10.2014, Location Plan P-121603-100 dated 17.10.2014,

AMEND CONDITION 4

- 4. Retail deliveries shall not take place outside the hours of 07.00 to 22.30 Monday to Friday, 08.00 to 21.00 on Saturdays and 08.00 to 19.00 on Sundays or Public and Bank Holidays.**

Reason: To protect the aural environment of nearby dwellings.

Borough Green TM/14/02992/FL
Borough Green And
Long Mill

Demolition of the existing Geographers A-Z buildings on the site and for the erection of 41 residential units with associated car parking, access, footways, associated infrastructure works, and landscaping at A To Z Geographers Ltd 173 - 199 Fairfield Road Borough Green Sevenoaks Kent TN15 8PP for Fernham Homes

Applicant's agent: Additional coloured plans and a street perspective have been submitted for approval.

The agent has been in discussions with the statutory drainage bodies and they have confirmed that if additional capacity needs to be provided, this can be accommodated.

The agent has confirmed that the related floor plans of the ground floor units of the apartment block have been shown as wheelchair adapted units and are submitted for approval.

DPTL: Additional to plans list as follows:

Artist's Impression dated 09.12.2014, Email DRAINAGE/WHEELCHAIR ACCESS
dated 09.12.2014,

Recommendation remains unchanged

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

Private Reps: An additional representation has been received, expressing comments/concerns with some content within the Main Report. These further concerns can be summarised as follows:

- questions the accuracy of the Site Location Plan, specifically why the private access road from/to Harrison Road is included within the red line application site area;

- challenges the applicant's assumptions that significant members of the health and fitness spa would actually wish to use the bar and restaurant up until 00:30 hours;
- points out that marketing material on the applicant's website suggests that there are apparent intentions to offer wedding ceremonies at the premises from 2016 onwards. By permitting this current application to extend the hours of use of the premises until 00:30 hours, a precedent could be set to allow later opening times for wedding ceremonies in the future;
- expresses concern that mature trees lining the access drive and the limited boundary vegetation along the Crowhurst Road boundary will have no discernible effect in alleviating noise from the internal access road;
- understands that the previous occupiers of Basted House (Invicta Telecare/Centra) did not operate an overnight service from Basted House and that there were no staff on site during night time periods (i.e. there is no established 24 hour use of the access drive); and
- notes that in terms of noise impacts on properties in Crowhurst Road, the only potential vehicle noise compared with that from the private access drive would be from vehicles using Crowhurst Road itself. Crowhurst Road only serves its own residents and those of Dryland Road (i.e. no through traffic). The number of vehicle movements on these roads between 23:00 and 00:30 is negligible compared with the potential for vehicles leaving a large function at Basted House. There is surely therefore no direct comparison and I would challenge the Officers statement.

DPHEH: The applicant has recently served notice on the existing landowner of the private access road between its site and Harrison and Quarry Hill Roads (Crest Nicholson). It is understood that established rights of way exist across these private access roads into the application site, however, as discussed within the main report, the current use of Basted House was granted planning permission on the basis of vehicles leaving the site doing so via Quarry Hill Road. Traffic signage and road markings are now in place to require vehicles leaving the premises to follow the suggested exit route (i.e. to Quarry Hill Road).

It is not known at this stage what demand there will be from members of its existing health and fitness club to require the restaurant/bar areas to remain open until 00:30 hours. That said, the application has been made to extend opening hours of the premises until 00:30; the acceptability of these extended hours must be tested on its own planning merits and not whether or not there will be market demand for extended opening hours.

Furthermore, it should also be noted that the current application does not include other aspirational intentions of the applicant (i.e. a wedding ceremony venue and overnight accommodation – suggestions which both appear on its website). Any further development at this site would need to be assessed in planning terms on its own merits in the future should a formal planning application be made. That said, it is appropriate to re-word suggested planning condition (3) to specifically exclude the use of the premises for weddings or similar functions.

In terms of the noise concerns, I remain of the view that potential noise nuisance from extended opening times has adequately been assessed within my Main Report.

Amended Recommendation:

AMEND CONDITION 3

3. The premises shall be used as a health and fitness spa and for no other purpose (including any other purpose in Class D2 of the Town and Country Planning (Use Classes Order) 1987 as amended, including a wedding ceremony or reception venue or other similar functions such as conferences or dances/receptions), 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 highway network.

**Stansted
Downs**

TM/14/02465/FL

Erection of a detached single storey oak framed outbuilding and open log store following recent demolition of two outbuildings and greenhouse to rear at Fairseat Lodge Vigo Road Fairseat Sevenoaks Kent TN15 7LU for Mr Richards

No supplementary matters to report.

Recommendation Unchanged

IMPLEMENTATION OF PLANNING PERMISSION FOR 171 DWELLINGS AT ISLES QUARRY WEST – UPDATE REPORT

The information required with regard to contamination matters controlled by condition 25 for Phase 1 has been submitted. On the basis of current understanding this appears to meet the necessary requirements of EA and this Council (subject to some final cross-referencing) and it is anticipated that these matters, re: contamination, can be resolved imminently thus allowing the Phase 1 Russet dwellings to be released. While there are minor cross-referencing anomalies to be corrected I am advised that the technical information demonstrates that the work on Phase 1 has been executed in a way that is appropriate and an approval will be issued in the next few days.

As part of this document there are also further details of monitoring of the nearby stream in the context of the previously executed piling on the site. This information is in addition to that required by the planning condition but is of assistance, especially to the EA who have enforcement responsibilities, under legislation other than planning legislation, in respect of the protection of river waters.

Separately the developers have provided a further future piling schedule (no further work will take place in December or January) and an update of planned works in Phase2. While neither of these documents is required to comply with the relevant planning condition, which is in compliance with the model approach, these are useful documents. They have been shared, today, with the local members and will be proved to EA also.

FOR INFORMATION