

Location: 2-12 Avebury Avenue Tonbridge TN9 1TF

Proposal: Alteration, extension and change of use of the existing building to a mixed use to comprise 34 no. apartments, with associated parking and refurbishment of existing gym (Revision of TM/19/00287/FL)

1. Supplementary Statement:

1.1 This Statement is intended to be read in conjunction with the Committee Report. It seeks to correct certain information which the Local Planning Authority has become aware is no longer up to date following the publication of the Committee Report. In addition, it provides a summary of the consultation response received from Kent County Council Economic Development and includes a comparison table supplied by the applicant shortly after the Committee Report was published.

1.2 Correction

1.3 In relation to car parking, replace Paragraph 1.3 with the following:

1.4 *“Across the site, there would be a total of 16 car parking spaces, of which 10 would be provided externally and 6 within the undercroft car park. Externally, the building would be faced predominantly in brick, complemented by areas of cedar-textured cladding and porcelain stone-effect tile. It would be of a contemporary architectural style, reflected in its built form, fenestration and external finishes”*

1.5 Insert after Paragraph 6.73:

1.6 *“Although the proposed level of car parking falls below the adopted maximum parking standards, Kent County Council’s Parking Standards (Paragraph 47) state that KCC Highways are supportive of and will encourage car-free development in suitable locations. Where a developer seeks to promote a car-free scheme, the development should already benefit from (or include as part of the proposal) excellent public transport links. In addition, the standard of amenities within the development should be high, incorporating community-wide facilities such as shops, schools, medical centres and leisure facilities. Car clubs, discounted public transport, bicycle provision, and repair packages should also be considered within the Travel Plan (TP).”*

1.7 Insert immediately after the above paragraph:

1.8 *“While the current proposal is not a car-free development, its location satisfies the key criteria for a feasible car-free scheme. In this regard, the identified shortfall*

against the maximum parking standards would not, on this occasion, warrant a strong reason for refusal.”

1.9 Consultation Response (Kent County Council Economic Development)

1.10 Insert after Paragraph 5.9:

1.11 *“A financial contribution is sought towards the following infrastructure items in order to mitigate the impact of the development on local services:”*

	Per Dwelling	Total
	34	
Community Learning & Skills	£34.21	£1,163.14
Integrated Children's Service	£74.05	£2,517.70
Libraries, Registrations and Archives Service	£62.63	£2,129.42
Adult Social Care	£180.88	£6,149.92
	All Homes built as Wheelchair Accessible & Adaptable Part M 4 (2)	
Waste Disposal & Recycling	£194.13	£6,600.42

1.12 *In addition, the developer would be expected to contribute towards the provision of additional school places and the enhancement of educational facilities reasonably necessary to meet the demand arising directly from the proposed development. Failure to provide an education contribution would result in an objection from Kent County Council.*

1.13 Insert after Paragraph 6.87:

1.14 *“Kent County Council Economic Development has requested that a financial contribution of £18,560.60 be secured towards the following purposes: community learning and skills, integrated children’s services, libraries, registration and archive services, adult social care, and waste disposal and recycling. A separate education contribution would also be sought.”*

1.15 *It is noted, however, that previous applications for the site were not subject to a planning obligation to contribute towards most of the items now listed in Kent County Council’s consultation response. The financial contributions secured at the time related solely to public library provision, totalling £672.22 (2018) and £1,104.36 (2019) for schemes of 14 and 23 residential flats, respectively. It is therefore not considered that the increase in the amount of contribution now sought by Kent County Council is proportionate to the change in the scale of development compared to the approved scheme.*

1.16 *Having regard to the planning history of the site and the statutory tests for planning obligations set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended), it is considered that only the library contribution meets all three statutory tests: being necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.*

1.17 Conclusion

1.18 In conclusion, this Supplementary Statement provides factual corrections to the Committee Report and updates the position in respect of consultation responses and planning obligations. The proposed revisions clarify the car parking arrangements and provide additional context regarding the acceptability of the identified shortfall against the adopted parking standards. The updated comments from Kent County Council Economic Development have been considered in light of the site’s planning history and the statutory tests for planning obligations under Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

1.19 Having reviewed the evidence and previous approvals, it is concluded that only the library contribution meets the relevant statutory tests and should therefore be secured through the legal agreement. All other aspects of the proposal remain as assessed and presented within the published Committee Report.

Comparison Table

Avebury Avenue – Scheme Evolution (2018-Current)					
<u>Category</u>	<u>18/00423/FL</u> <u>(Approved)</u>	<u>19/00287/FL</u> <u>(Approved)</u>	<u>21/00846/RD</u> <u>(Approved)</u>	<u>23/00264/RD</u> <u>(Approved)</u>	<u>24/02011/PA</u> <u>(Current)</u>
Description of Development	<i>‘Alterations, extension and change of use of the existing building to a mixed use including 14 no. apartments, gym and commercial space’</i>	<i>‘Alteration, extension and change of use of the existing building to a mixed use to comprise 23 no. apartments, with associated parking’</i>	<i>‘Details of condition 2 (materials) submitted pursuant to planning permission TM/19/00287/FL (Alteration, extension and change of use of the existing building to a mixed use to comprise 23 no. apartments, with associated parking)’</i>	<i>‘Details of condition 2 (external materials) submitted pursuant to planning permission TM/19/00287/FL (Alteration, extension and change of use of the existing building to a mixed use to comprise 23 no. apartments, with associated parking)’</i>	<i>‘Alteration, extension and change of use of the existing building to a mixed use to comprise 34 no. apartments, with associated parking and refurbishment of existing gym (Revision of TM/19/00287/FL)’</i>
No. of Units	14 no. apartments	23 no. apartments	Not amended from 19/00287/FL	Not amended from 19/00287/FL	34 no. apartments
Parking	10 car parking spaces - Cycle room for 19 spaces	16 parking spaces 23 cycle spaces	Not amended from 19/00287/FL	Not amended from 19/00287/FL	16 parking spaces 34 cycle spaces

Height	Approximately 14m	15.653m (15563mm)	Not amended from 19/00287/FL	Not amended from 19/00287/FL	18.536m (18536mm)
Design/Materials	1) Porcelain tiles (steel corten) 2) Frameless glass balustrade 3) Recessed balcony 4) Textured acrylic render (off white) 5) Brick slip facing on metal grid 6) Contrasting brick slip facing on metal grid 7) Anodised aluminium window frames (light grey)	1) Brass gold expanded mesh 2) Light Beige render finish Feature existing brick 3) Brick similar to existing on second floor 4) Brass gold metal cladding 5) Feature 150mm projecting brass gold coated PPC aluminium box window frame 6) Feature balcony planters 7) Lift overrun 8) Beige coated PPC aluminium window frame	Details of condition 2 (external materials) to include: 1) Proprietary render system – broken white 2) Porcelain, stone effect tile 3) Vertical Timber Cladding 4) Metal car park louvres (Charcoal Grey) 5) Stainless steel balustrade system with clear glazed infill panels 6) Aluminium powder coated windows. Dark grey.	Details of condition 2 (external materials) to include: 1) Proprietary render system – broken white 2) Porcelain, stone effect tile 3) Hardie Plank Cladding 4) Metal car park louvres (Black) 5) Stainless steel balustrade system with clear glazed infill panels 6) UPVC Windows Black. 7) PVC-U gutter and rainwater pipes. Black	1) Broken White Render EWI Pro External Wall Render System 2) Hardie Plank Cladding - Vertical - Cedar Texture Khaki Brown 3) Porcelain, Stone Effect Tile - Arizona Arena 4) Porcelain, Stone Effect Tile - Soapstone Grey 5) Metal Louvres - Jet Black Ral 9005 6) UPVC Double Glazed

		9) Brass gold coated PPC aluminium glass door frame	7) PVC-U gutter and rainwater pipes. Black 8) PV panels - Photovoltaic array 9) Pressed aluminium coping 10) Car Park Entrance Roller Shutter Grille 11) Solid steel doors	8) PV panels - Photovoltaic array 9) Pressed aluminium coping 10) Car Park Entrance Roller Shutter Grille 11) Solid steel doors	Windows - Anthracite Grey Ral 7016 7) Stainless Steel Balustrade System With Clear Glazed Infill Panels 8) Pressed Aluminium Coping - Alumasc Skyline – Anthracite Grey Ral 7016 9) Marley 100mm Deep Flow Gutter With 68mm Down Pipes - PVC-U - Anthracite Grey 10) Sunpower X-Series Residential Solar Panels X22 360 or Similar
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					Photovoltaic Array 11)Steel Doors - Anthracite Grey Ral 7016 12)Red Brick - Traditional Brick And Stone Brookmill Blend 13)Red Brick - Traditional Brick And Stone Brookmill Blend 14)With Staggered Horizontal Banding 15)PPC Aluminium Trim Detail - Anthracite Grey Ral 7016 16)PPC Aluminium Curtain Glazing - Anthracite Grey Ral 7016
Enhancements	N/A	N/A	N/A	N/A	Units are M4(2) compliant

					• Greenery incorporated on balconies • Renewable technology incorporated in design (including solar panels). • Feature brickwork on the façade has returned • Window surround detailing
Financial Contributions	• Open Space Contribution: £33,407 • Capital cost of providing additional library bookstock: £672.22	• Open Space Contribution: £51,258 • NHS Contribution: £14,832 • KCC (Libraries) Contribution: £1104.36 • Affordable Housing: £229,959	N/A	N/A	• Off-site public open space contribution: £2,657

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