



Mr Andrew Wilford
Esquire Developments
Studio 3 The Old Laundry
Green Street Green Road
Longfield
DA3 8EB

19 January 2023

PLANNING DECISION NOTICE

APPLICANT:	Mr Andrew Wilford
DEVELOPMENT TYPE:	Major Dwellings
APPLICATION REFERENCE:	22/01017/REM
PROPOSAL:	Approval of Reserved Matters (Appearance, Landscaping, Layout, Scale) - Erection of 25 apartments including details of the layout, scale, appearance, internal access roads and landscaping of the development and associated infrastructure and earthworks
ADDRESS:	Brook House, Cranbrook Road, Hawkhurst, Cranbrook, Kent, TN18 5EE

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

- (1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Amended Design and Access Statement (June 2022)
Design Response 28.09.22
Agents' Explanatory emails 10.11.22

Drawing 22335C/01 - Site Location Plan
Drawing 30449A/11 - Proposed Site Layout Plan
Drawing 30449A/09 Rev A - Proposed Site Sections
Drawing 0449A/03 Rev B - Plots 1 to 6 - Proposed Elevations
Drawing 30449A/04 Rev B - Plots 1 to 6 - Proposed Floor Plans
Drawing 30449A/05 Rev B - Plots 7 to 25 Proposed Ground and First Floor Plans
Drawing 30449A/06 Rev B - Plots 7 to 25 - Proposed Second Floor & Roof Plans
Drawing 30449A/07 Rev B - Plots 7 to 25 - Proposed Elevations
Drawing 30449A/15 - Plots 1 to 6 and 7 to 25 - Proposed Front Elevations
Drawing IDL/775/05/01 P04 - Levels Strategy Layout (amended to remove reference to the sheet piling and cross ref annotation to AECOM Plan 03156024-SK14 E)
Drawing IDL/775/07/20 P01 - Foul Water Sewer No Build Zone
Schedule of Accommodation

Reason: To clarify which plans have been approved

- (2) Notwithstanding details shown on the plans hereby approved access to the development shall be carried out in accordance with the approved plans and documents within the outline application reference TW/17/03780, as shown on AECOM drawing number 03156024-SK14 E Option 12. This includes provision of a signalled junction with Cranbrook Road (A229) and requires a series of accommodating works which include but are not limited to, widening of the eastern footway on Cranbrook Road to 2.0m, widening and reprofiling of the embankment to suit the new road junction, relocation of the headwall and provision of high friction surfacing together with provision of suitable road restraints throughout and other accommodating works.

Reason: In the interest of highway safety. Such details are fundamental to the application and are therefore required prior to its commencement.

- (3) The development hereby permitted shall incorporate measures to minimise the risk of crime. The buildings shall not be occupied until details of such measures, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained.

Reason: In the interest of security, crime prevention and community safety.

Informative(s):

- (1) The conditions imposed on 17/03780/FULL (Appeal ref APP/M2270/W/18/3199819), as set out in the appeal decision and the requirements of the accompanying Section 106 legal agreement remain in force in relation to this development. As part of this Approval of Reserved Matters only Condition 1 (Reserved Matters) and Condition 2 (Submission of Reserved Matters) of 17/03780/FULL have been discharged. All other planning conditions and obligations shall be discharged outside of this application.

- (2) KCC Highways:
When details are submitted to discharge planning conditions 20 and 22 of 17/03780/FULL, the Highway Authority requires the plan to show a tie in with the approved access arrangements which include a new signalled junction.

KCC Highways approval is required to carry out works on or affecting the public highway.

- (3) Street naming and numbering:
Once work begins on site, please apply for Street Naming & Numbering at <http://www.tunbridgewells.gov.uk/residents/planning/street-naming-and-numbering>. Applying early to officially register new addresses will prevent delays with Council, utility, postal and emergency services.

- (4) Southern Water:
Southern Water have commented that the submitted drawing (IDL/775/07/20 REV-P01) indicating easements to public foul sewers would be satisfactory to Southern Water. All other comments in their response to the Outline Approval response of 17/03780/FULL, dated 02/01/2019 remain unchanged and valid for the amended details.

- (5) Environmental Protection:
As the development involves demolition and / or construction, compliance with the Mid Kent Environmental Code of Development Practice is expected.

- (6) Crime Prevention:
Kent Police have stated that Crime Prevention is addressed effectively and opportunities to design out crime are not missed. Crime Prevention Through Environmental Design (CPTED) addresses: Access and Movement: Places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security; Structure: Places that are structured so that different uses do not cause conflict; Surveillance: Places where all publicly accessible spaces are overlooked; Ownership: Places that promote a sense of ownership, respect, territorial responsibility and community; Physical Security: Places that include necessary, well-designed security features; Activity: Places where the level of human activity is appropriate to the location and creates a sense of security at all times and Management and Maintenance: Places that are designed with management and maintenance in mind, to discourage crime in the present and future.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The applicant/agent was advised of minor changes required to the application and these were agreed.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.



Carlos Hone
Head of Planning
Tunbridge Wells Borough Council

IMPORTANT: YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 or Control of Advertisements Regulations 1989.

Please see "Development Type" on page 1 of the decision notice to identify which type of appeal is relevant for the following:

- If this is a decision to refuse planning permission for a Householder application or a Minor Commercial application and you want to appeal the decision, or any of the conditions imposed, then you must do so within 12 weeks of the date of this notice.
- In all other cases, you will need to submit your appeal against the decision, or any of the conditions imposed, within 6 months of the date of this notice.

For applications relating to Enforcement Notices:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is subsequently served and relates to the same or substantially the same land and development and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial application decision] of the date of this notice, whichever period expires earlier.

Appeals must be made to the Planning Inspectorate and further details can be found at <https://www.planningportal.co.uk/info/200207/appeals>.

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted advertisement consent for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

SGN Advisory note

There are a number of risks created by built over gas mains and services; these are:

1. Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
2. Gas entry into buildings – pipework proximity increases risk of gas entry in buildings.
3. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
4. Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation.
5. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

<https://www.sgn.co.uk/damage-prevention>

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work

Further information can also be found here:

<https://www.sgn.co.uk/help-and-advice/diggingsafely>