

**REPORT SUMMARY**

<b>REFERENCE NO:</b> 23/501009/FULL		
<b>APPLICATION PROPOSAL:</b> Erection of a third floor to create additional business space.		
<b>ADDRESS:</b> Chord Electronics Ltd. The Old Pump House Farleigh Bridge East Farleigh Maidstone Kent ME16 9NB		
<b>RECOMMENDATION:</b> GRANT PLANNING PERMISSION- subject to the planning conditions set out in Section 5.0 of the report.		
<b>SUMMARY OF REASONS FOR RECOMMENDATION:</b> For the reasons set out below the proposed erection of a third floor to create additional business space would be acceptable and would not cause significant visual harm, it would not harm neighbouring amenity or highway safety. The proposal is acceptable in terms of any other material planning considerations and is in accordance with current policy and guidance.		
<b>REASON FOR REFERRAL TO COMMITTEE:</b> Call in from Cllr Gooch for the reasons set out at paragraph 4.02		
<b>WARD:</b> Barming And Teston	<b>PARISH/TOWN COUNCIL:</b> Barming	<b>APPLICANT:</b> Chord Electronics <b>AGENT:</b> DHA Planning
<b>CASE OFFICER:</b> Chloe Berkhauer-Smith	<b>VALIDATION DATE:</b> 30/03/23	<b>DECISION DUE DATE:</b> 28/07/23
<b>ADVERTISED AS A DEPARTURE:</b> No		

**1. BACKGROUND**

- 1.01 This application was first considered by members at the planning committee meeting on the 22<sup>nd</sup> June 2023. The committee report to this meeting is provided as an appendix to this report.
- 1.02 The committee resolved to defer a decision on the application for the following reasons:
  - (a) Seek further details in relation to proposed condition 6 (External Lighting) given the sensitive location of the application site from a historic landscape and riverside perspective and the evidence that red spectrum is softer and causes less harm to biodiversity than blue and green light
  - (b) Strengthen proposed condition 7 relating to renewables.

**2. PROPOSAL**

- 2.01 This application is for the construction of an additional building storey (at third floor level) over the main part of the building to create additional floorspace for the existing commercial use. The additional floor is intended to provide showroom space.
- 2.02 The additional building storey would have the same width and depth of the main building which is approximately 7m wide and depth of 14.7m (additional 70 square metres). The proposal would increase the main building eaves height from 11m to 13m and the roof ridge height from 12.3 metres to 15.7m.

### 3. APPRAISAL

3.01 This report seeks to address the following two points as set out in the committee minutes from the meeting on the 22<sup>nd</sup> June 2023:

- (a) Seek further details in relation to proposed condition 6 (External Lighting) given the sensitive location of the application site from a historic landscape and riverside perspective and the evidence that red spectrum is softer and causes less harm to biodiversity than blue and green light
- (b) Strengthen proposed condition 7 relating to renewables.

3.02 These two points in the minutes are considered in turn below.

**(a) Seek further details in relation to proposed condition 6 (External Lighting) given the sensitive location of the application site from a historic landscape and riverside perspective and the evidence that red spectrum is softer and causes less harm to biodiversity than blue and green light**

3.03 Members have requested that given the sensitive location of the application site from a historic landscape and riverside perspective, the wording of condition 6 (external lighting) should be amended to refer to red spectrum lighting as it is softer and causes less harm to biodiversity than blue and green light.

3.04 The wording of condition (6) has been amended to state:  
*"Notwithstanding the lighting details submitted after the meeting on the 22 June 2023, any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, the conclusions of an investigation into the use of red lighting in the interests of ecology and the environment and if feasible the introduction of this lighting, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors and the sensitive landscape location. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter. Reason: In the interest of amenity and wildlife".*

**(b) Strengthen proposed condition 7 relating to renewables.**

3.05 Members have requested that the wording of condition 7 (renewables) be amended.

3.06 The wording of the condition has been amended to state:  
*"The development shall not commence above slab level until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved to provide at least 10% of total annual energy requirements of the building, have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation of the approved extension and maintained thereafter. Reason: To ensure an energy efficient form of development".*

#### **PUBLIC SECTOR EQUALITY DUTY**

3.07 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

### 4. CONCLUSION

4.01 Overall, for the reasons outlined in this report, the proposed development would accord with the policies of the Local Plan (2017) and, as such the recommendation is to grant planning permission subject to conditions.

## 5. RECOMMENDATION

**GRANT PLANNING PERMISSION subject to the following conditions** with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:  
Proposed Second Floor Plan – Drawing No. 348(P)033 Rev 1 – Received 27/02/2023  
Proposed Third Floor Plan – Drawing No. 348(P)034 Rev 2 – Received 27/02/2023  
Proposed Roof Plan – Drawing No. 348(P)035 Rev 1 – Received 27/02/2023  
Proposed South Elevation – Drawing No. 348(P)040 Rev 4 – Received 27/02/2023  
Proposed East Elevation – Drawing No. 348(P)041 Rev 3 – Received 27/02/2023  
Proposed North Elevation – Drawing No. 348(P)042 Rev 4 – Received 27/02/2023  
Proposed West Elevation – Drawing No. 348(P)043 Rev 4 – Received 27/02/2023  
Proposed Section AA – Drawing No. 348(P)045 Rev 1 – Received 27/02/2023  
Proposed Site Plan – Drawing No. 348(P)003 Rev 1 – Received 08/03/2023  
Reason: To clarify which plans have been approved.
- 3) No development shall take place until a Construction Management Plan for the site has been submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details-
  - (a) Routing of construction and delivery vehicles to / from site
  - (b) Parking and turning for construction and delivery vehicles and site personnel
  - (c) Timing of deliveries
  - (e) Temporary traffic management / signage
  - (f) Measures to control dust.The construction works shall proceed only in accordance with the approved Construction Management Plan.  
Reason: In the interests of residential amenity and highway safety
- 4) Prior to first occupation of the approved accommodation measures taken for the on-site enhancement of biodiversity shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the enhancement of biodiversity through integrated methods into the design and appearance of the building structure (where possible) by means such as swift bricks, bat tube or bricks and additionally through provision within the site curtilage of measures such as bird boxes, bat boxes, bug hotels, log piles, wildflower planting and hedgerow corridors. All features shall be maintained permanently thereafter.  
Reason: To enhance ecology and biodiversity on the site in line with the requirement to achieve a net biodiversity gain from all development.
- 5) No external work shall take place on the building until details (manufacturer name, product name, and photographs) of the external facing materials to be used for the extension hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials and maintained as such thereafter.  
Reason: To ensure a satisfactory appearance to the development.

- 6) Notwithstanding the lighting details submitted after the meeting on the 22 June 2023, any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, the conclusions of an investigation into the use of red lighting in the interests of ecology and the environment and if feasible the introduction of this lighting, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors and the sensitive landscape location. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.  
Reason: In the interest of amenity and wildlife.
- 7) The development shall not commence above slab level until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved to provide at least 10% of total annual energy requirements of the building, have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation of the approved extension and maintained thereafter.  
Reason: To ensure an energy efficient form of development.
- 8) The vehicle parking spaces and turning facilities as shown on the submitted plans shall be permanently retained for parking and turning and shall not be used for any other purpose.  
Reason: In the interest of highways safety and parking provision.
- 9) The extension hereby permitted shall not be occupied until the following have been submitted to, and approved in writing by, the local planning authority
- details of measures to be put in place to encourage the use of sustainable (non-private vehicle) modes of travel for staff and customers,
  - details of measures to be put in place to prevent adjacent parking spaces being used as vehicle turning areas.
- The approved measures shall be in place prior to the first use of the approved extension hereby permitted and thereafter retained permanently.  
Reason: Due to the limited parking provision and to promote more sustainable methods of travel.