
SUMMARY SUPPLEMENTARY REPORT

Application Ref:	20181155
Site Address:	Land West of Northfleet Green
Application Description:	Installation of polytunnels
Applicant:	Mr T Chambers
Agent:	Mr G Simpkin
Ward:	Istead Rise
Decision due date:	8 February 2019
Publicity expiry date:	25 January 2019
Decision Level:	Planning Regulatory Board – 6 February 2019
Reason for referral:	The application was called in by Cllr Knight
Recommendation:	PLANNING PERMISSION to be GRANTED subject to planning conditions as set out in the main report, as amended by the revision to condition 3 and the addition of an informative as set out below.

Summary of Reasons for Supplementary Report

This supplementary report advises one additional neighbour representation has been received between the original committee report being printed and the date of the meeting on 6 February 2019. This report updates the recommendation to the Board and recommends that Planning Permission be Granted, subject to the Planning Conditions recommended in the main papers, as amended by the revision to condition 3 and the addition of an informative as set out below.

MAIN SUPPLEMENTARY REPORT

1. CORRECTION

- 1.1 The first page of the report on the main papers refers to the report as a Delegated Report, which is clearly in error. The words Delegated Report should be replaced with the words Summary Report.

2. ADDITIONAL CONSULTEE AND REPRESENTATIONS RECEIVED

2.1 Neighbouring occupiers were re-consultation and that re-consultation period expired on 9 January 2019 and the site notice expired on 25 January 2019.

2.2 One letter of objection was received on 25 January 2019 raising the following summarised material planning considerations:

- loss of privacy;
- noise from works;
- glare on sunny days;
- noise from wind through the tunnels; and
- impact on visual amenity.

2.3 The above objector has also raised concerns in regard to fire risk from discarded cigarettes; possible antisocial behaviour; and the risk of melting plastic in the event of a fire.

2.4 Regulatory Services – Environmental Protection have made the following comments:

“Noise can be created by machinery operations, construction and by wind and rain upon the polythene. It can also be created by an increase in vehicular movements and general noise from people employed to pick, exacerbated by the use of radios. This can be a particular issue during the early hours of the morning and later in the evening when pickers arrive and depart the fields.

It is noted there are some residences close to the boundary of this land. It is considered that this potential issue can be resolved using statutory nuisance legislation enforced by this Service however the following informative is provided:

Noise Informative:

The applicant is made aware of the possible noise impact of polytunnels caused by wind and rain upon the polythene and general noise from people employed to pick, exacerbated by the use of radios. The applicant should therefore adopt a suitable management plan to control this including controlling the use of radios and ensuring loose polythene is properly secured in noise sensitive locations.”

3 SCREENING PLAN

3.1 The applicant’s agent has submitted a plan showing more screening between the development and the houses to the east. However, this plan has not formally accepted as there is too little time to enable re-consultation and it is considered that this matter can be adequately dealt with by way of planning condition, should planning consent be forthcoming.

4 OFFICER COMMENT

4.1 None of the above matters alters the content of the main report on this submission currently on the Regulatory Board (Planning) agenda. However, should the Members of the Regulatory Board be minded to grant planning permission it is recommended: Condition 3, the landscaping condition, be amended to address the additional screening being promoted by the applicant’s agent; and the informative sought by Regulatory Services – Environmental Protection be added

5. RECOMMENDATION

- 5.1** Planning Permission be Granted, as set out on the main papers with condition 3 being amended, as set out below, and the addition of the informative requested by Regulatory Services – Environmental Protection:

Amend Condition 3:

Notwithstanding the submitted landscaping plan, drawing no. 14 rev A, the polytunnels herein approved shall not be brought into use until an amended landscaping scheme detailing additional landscaping/screening on the east of the site and the boundary with North Fleet Green Road has been submitted to, and approved in writing by the Local Planning Authority. The landscaping scheme, as approved pursuant to this condition, shall be implemented during the first planting season (between October and March inclusive) following the development being brought into use and shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are diseased or vandalised within this period shall be replaced within the next planting season.

Reason: To safeguard the amenities of the locality and the surrounding area in accordance with Policy CS19 of the Core Strategy.

Additional Informative (Noise):

The applicant is made aware of the possible noise impact of polytunnels caused by wind and rain upon the polythene and general noise from people employed to pick, exacerbated by the use of radios. The applicant should therefore adopt a suitable management plan to control this including controlling the use of radios and ensuring loose polythene is properly secured in noise sensitive locations.