

RTW TOWN FORUM  
22.03.07

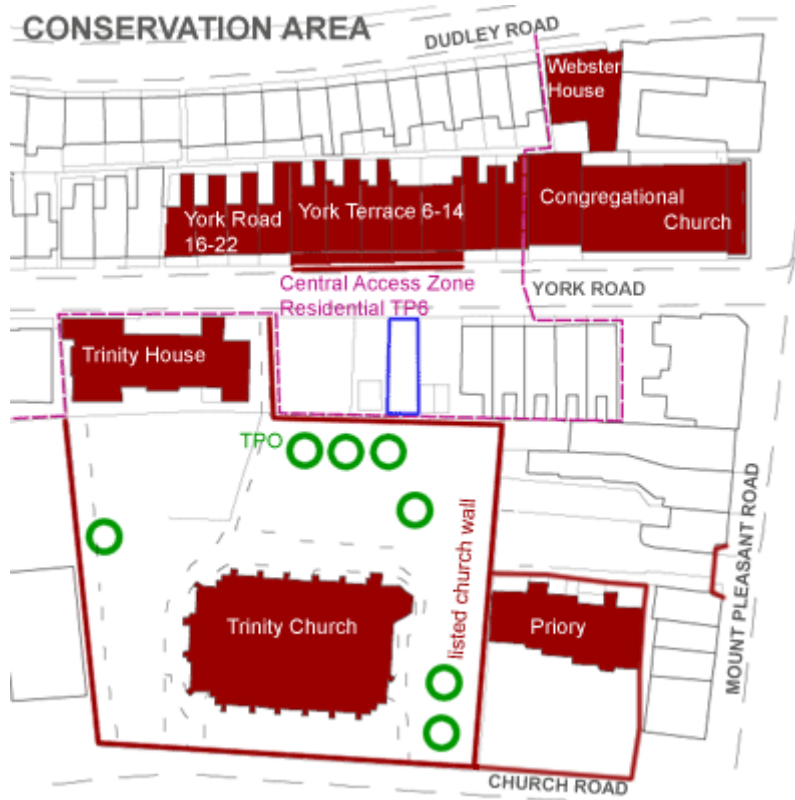
**Members Reports**

keywords: planning, transport, community, car parking, lack of vision splay, pollution, disturbance, noise, safety for pedestrian, in and out movement causing hazards, residential area, residential amenities, heritage, listed buildings, conservation area.



The Telephone House Neighbours Association  
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**LOCATION:** opposite 8 York Road, RTW, size ~15ft x 55ft,  
Conservation Area, Listed Buildings, Central Access Zone Residential TP6, Residents Parking Zone C

**APPLICATION BY THE OWNER'S SOLICITOR:**

Address: Parking land opposite 8 York Road  
Application for: off road Parking for motor vehicles

**NOTICE, not published at the site, wording changed by the case officer to:**

Site: Car Park Between 9-11 York Road Royal Tunbridge Wells Kent  
Proposal: Lawful Development Certificate (Existing) - Variation of Condition (SW/1/61/402 refers) for car parking for the premises of 85 Mount Pleasant Road Reference Number:  
Please ask for: TW/06/02750/CEU Antonia James on 01892 526121 EXT 2067

**NOTIFICATION to the owner, Residents not informed, retrievable on TWBC Planning Portal:**

Planning Application Number TW/06/02750/CEU/ARJ  
Date Valid 14 September 2006  
Proposal Lawful Development Certificate (Existing) - Off road parking for motor vehicles ancillary to a commercial use - (Land opposite No 8)

**PLANNING PORTAL LISTING (Search) – Land between 9-11 York Road**



### WHAT IS THE IMPACT?

- A commercial car-park creates great disturbance to the residential area – no restrictions
- Up to 8 (!) cars were tested on ~15ft x 55ft or 825 sqft
- Highways safety
- Detractor from surrounding Listed Buildings / bordering Listed church wall
- Adverse to Conservation Area

### WHAT IS THE VALUE?

- The financial income is less than £2000 a year
- The plot was sold from a company in liquidation based in Jersey to another for a ridiculous paper value of £ 10,000 - Directorship remained the same
- The Valuation Office charges since August 2006 for 5 units at a value of £400 each/year

### WHAT HAS GONE WRONG SO FAR?

- No site notice – contrary to para 6.0 Consultation on Planning Applications / Community Involvement Statement / LDF
- The case officer changed the wording of the application for unknown reasons
- The officer omitted a previous planning application which was refused at appeal
- Silo thinking. The case officer failed to communicate (?) with her colleagues responsible for Conservation Area, Listed Buildings, Highway Safety, Environment, the Valuation Office, Community Plan / LDF.
- The Valuation Office had no record. Business rates were not applied nor paid in the past.
- The VO added the site to the rating list less than 1 month before the Certificate was validated
- The new Head of Planning trusted blindly a report of a junior officer and dismissed THNA's objections and discarded statements of 7 long-term residents that the site was not used for commercial car parking in favour of the applicant's claim on the base of probability.
- We had been promised a compiled report of all offices involved (Head of Environmental Services); apart from an initial approach this did not happen.
- Residents were not informed of the decision. THNA found it on the Planning Portal.
- We had brought forward a complaint through our Councillor of the ward, Leonard Price. This complaint received a brush-off by the new Head of Planning being loyal to colleagues.

### WHICH POLICIES WERE RELEVANT?

- The decision refers to: KMSP QL1 and TP19, TWBC LP EN1 and TP5  
All these policies would serve as an argument NOT to allow such development.

### WHAT IS THNA LOOKING FOR?

- Under Town and Planning Act 1990 para 193 a revocation of this Certificate has to be initiated!

### WHERE CAN I FIND MORE INFORMATION?

- The case is documented on [www.telephonehouse.org.uk/opposite8yr/opposite8yr.html](http://www.telephonehouse.org.uk/opposite8yr/opposite8yr.html)

### WHAT DOES THNA EXPECT FROM ITS FELLOW TOWN FORUM MEMBERS?

- To show solidarity in accepting this report and endorse a complaint to the Chief Executive.