



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
29 November 2012 at 7.00 pm

Late Observations

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29 November 2012

LATE OBSERVATION SHEET

Item 4.1 - SE/12/01611/FUL 66 London Road, Sevenoaks TN13 1AT

Further Comments received

A letter has been received from a consultant acting for the owners of 15 Pembroke Road. It is understood that this letter has also been sent to Members of this Committee. The letter raises the following objections

- That the owners of 15 Pembroke Road were not notified of the application. A land registry search would have confirmed the owners do not operate from this property.
- That the committee report identifies harm arising from the scheme but sets this aside for the benefits of attracting a large retail operator
- That the Council should serve a TPO on the Ash tree within the grounds of No 15 and it is wrong for the report to state that the Ash tree would inevitably require removal through long terms aspirations to redevelop the site.
- The report is not in a proper form to be approved

Officer comment

Notification letters were sent to No. 15 Pembroke Road in accordance with standard Council practice and legislative requirements.

The committee report (and addendum) does identify some harm and adverse impacts arising from the development, but concludes that such harm is limited and that the benefits of the development outweighs such harm. Members will clearly need to consider whether they agree with the balancing exercise set out in the report.

Whilst some reference to Marks and Spencer as the occupant is made in the report, Members should note that any retailer could theoretically operate from the premises – and that the likely economic benefits arising from a large retail development as proposed are not solely based on the condition that Marks and Spencer occupy the store.

The impact on surrounding trees, including the Ash tree is documented in the main report. Members will, no doubt, consider the impact on trees as part of their determination of the application. There is no benefit gained in considering a TPO on the Ash tree at present – as any such order would not override the grant of planning permission, if Members chose to permit this scheme.

Highways Matters

Variable Message Signs

Members will note in paragraph 201 of the main report that the detailed cost of the VMS installation was still under consideration at the time of writing the report, and that this cost was proposed be payable as a financial contribution under the S106 agreement to enable Kent Highways to undertake the work. In order to safeguard against any risks that the lump sum would not cover all eventual costs related to the facility, it is now considered that a

Supplementary Information

better approach would be to require the developer to deliver the scheme. This way, all costs would be borne by the developer. A mechanism to secure this approach can be accommodated within the S106 agreement.

Travel Plan

The applicant has submitted an Interim Green Travel Plan. Policy SP2 of the Core Strategy requires the inclusion of Travel Plans for new developments likely to generate significant amounts of traffic. The travel plan sets out measures to encourage staff to take up travel patterns without reliance on the car. The travel plan is in interim form and the latest advice from Kent Highways is that the plan will need to be worked up at a later date into a version that can draw on more specific information on staff travel patterns and local measures / targets. On this basis, I would recommend that condition 18 in the main report is amended.

New Trip Rates

At the request of a local member, the Development Planning Manager at Kent Highways has produced a table which sets out the theoretical trip rates for a retail store of the size proposed at peak times. This is attached. Members should note that these rates are taken for a food retail store, which generates higher levels of trip rates than non-food stores. The trip rates are also dependant on the percentage of trips to the store being new trips - and the table includes various scenarios in this respect.

Other Matters

A request has been made for information on comparative floor space levels for other large retail stores in the area. These are set out below -

	Gross Floor Area	Sales Area
The proposed store	4,113 sqm	2,700 sqm
Waitrose	3,980 sqm	2,298 sqm
Sainsburys	11,594 sqm	6,502 sqm
Lidl (as approved)	1,918 sqm	1,286 sqm
Tesco (Riverhead)	7,316 sqm	4,560 sqm

Drainage

A local member has requested that details to provide a suitable method to deal with drainage from the site should be submitted. I agree that this is relevant to the application and that a condition can be used to secure this.

The Environmental Health Officer has requested a condition to require details of site investigations and mitigations measures in respect of any potential land contamination.

Recommendation

That the Community and Planning Services Director be given delegated powers to grant planning permission subject to:

- The receipt of no new planning issues being raised as a result of the consultation process for the revised plans that have not been covered in the main report, the addendum or the late observations report.
- The completion of a S106 agreement within 3 months from the date of this meeting. The Obligation shall secure the use of 9 No. units as affordable housing units and financial contributions towards air quality improvements, secondary school provision, libraries, adult social services, NHS services, and the installation of Public Art, and the installation of Variable Message Signs.
- And subject to the conditions listed in the main report and addendum, and the conditions as summarised below.
 - Condition 18 to be amended to require submission of a revised and more specific Travel Plan
 - Condition 34 to be imposed to require a scheme of site investigations and mitigation measures to deal with any land contamination
 - Condition 35 to be imposed to require details of measures to deal with drainage to be submitted. This should include the provision of a SUDS system where such measures can be incorporated into the scheme.

Items 4.2 & 4.3 – SE/12/01530/CAC & SE/12/01529/FUL Cavendish House, Clenches Farm Road, Sevenoaks TN13 2LU

Update to report for Cavendish House Se/12/01529/FUL & SE/12/01530/CAC

Further Information

The submitted costs appraisal for the upgrading of Cavendish House (total cost £1,022,000) referred to in para 8 of the Committee report, includes such items as:

£16,000 for new windows
£60,000 for new en-suite bedrooms
£15,000 for fitted cupboards/built in units
£10,000 to upgrade existing bathroom
£5,250 new railings to balcony
£17,120 re-render external walls
£6000 for refurbishment of WC/Cloakroom
£145,000 for heating, plumbing and electrical services
£3,700 new tiled timber floor
£87,000 for rebuilding garage and workshop building.

Officer's Recommendation

The Officer's Recommendation remains unchanged, other than stated above.

Item 4.4 SE/11/02722/CONVAR Sevenoaks Boxing Club, Unit 19, Gaza Trading Estate, Scabharbour Road, Hildenborough TN11 8PL

This application has been WITHDRAWN from DC Committee in the light of legal advice.

LONDON ROAD, SEVENOAKS**Estimated Traffic Impact**

Theoretical stand alone (100% new) two-way vehicular trips generated by proposed store in busiest hours:

Friday 17:00 to 18:00 – 564
Saturday 11:00 to 12:00 – 550

Theoretical new two-way vehicular trips generated by proposed store based reflecting various scenarios:

	See Note 1		See Note 2		See Note 3 Approx. total traffic using nearest junction (Design Year 2017)
	15% New Trips	26% New Trips	40% New Trips	70% New Trips	
Friday	85	147	226*	395*	1302
Saturday	83	143	220*	385*	1499

Note 1: On-site car park is within capacity. Traffic will approach from both directions. Some may use other car parks.

Note 2: On-site car park capacity exceeded, hence use of other car parks is needed. Traffic will approach site from both directions, but a significant proportion will be directed away by VMS.

Note 3: London Road/Argyle Road/Pembroke Road junction. Total traffic is shown as a guide for reference only, since only a proportion of the new trips will pass through this junction.

Bob White
Development Planning Manager
27th November 2012