



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
17 November 2011 at 7.00 pm

Late Observations (following publication of the agenda)

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DEVELOPMENT CONTROL COMMITTEE

17 NOVEMBER 2011

LATE OBSERVATION SHEET

Items 5.01 & 5.02 SE/11/02331/FUL & SE/11/02332/LBCALT HEVER HOTEL, HEVER ROAD, HEVER

Additional Details from Applicant

An additional plan '3652/PD/15 revision D' has been received along with some additional comment in response to the Trees Officer's comments. The drawing shows additional detail of the relationship between the western flank of the Block A extension and the adjacent trees. I have attached the e-mail and plan as Appendix A to this update.

The Council's Trees Officer's comments are unaltered.

County Archaeologist

The County Archaeologist was contacted and has provided the attached response (Appendix B). The County Archaeologist makes comment on the architectural style of the building, its history and the level of detail provided. Sub-ground archaeological measures are not suggested in these comments.

With regards to the impact of the development on the listed building, and on consultation with the Council's Conservation Officer, it is considered that the level of detail submitted is adequate enough to determine the impact of the development. The Design and Access Statement submitted with the application provides a reasonable amount of detail on the listed building and the impact of the development is demonstrated here as well as in the submitted drawings. PPS5 advises that 'the level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal upon the significance of the heritage asset'. An appropriate level of details has been supplied.

The building has been much altered or added to over the last 20 years, since the conversion of the buildings to a hotel. Building G is not listed. The only alteration to Building A is an appropriately scaled link in a side wall.

The site is not within a designated area of archaeological potential.

Responses from neighbours / interested parties

The Officer's Report, in the case of item 5.02 - SE/11/02332/LBCALT, omitted a reference to the four letters that had been received from local residents / land owners at the time of writing the report. Two additional letters (Appendix C) have since been received. These letters raise the following issues:

- The proposal constitutes overdevelopment.
- The character and appearance of the listed building would be damaged.

Supplementary Information

- The development would be detrimental to the amenities of neighbours (particularly by way of noise, the impact of vehicles and light pollution).
- Suitable screening should be provided to ensure no overlooking from the proposal.
- Additional traffic would be hazardous to road users.
- The development would be detrimental to the landscape.

Most of the issues raised above are relevant only to the consideration of the planning application – Item 5.01 SE/11/02331/FUL.

The relevant issues raised above are discussed in the Officer's Report and / or addressed in the suggested conditions.

Recommended Conditions

It is recommended that recommended condition 4 of planning application SE/11/02331 (Item 5.01) be amended to make the requirement for enhanced tree planting clearer. The recommended condition is thus amended:

“No development shall be carried out on the land until full details of soft and hard landscape works and details of tree planting have been submitted to and approved in writing by the Council. Those details shall include:

- *details of hard surfaces, including details of materials;*
- *planting plans (identifying existing planting and trees, plants and trees to be retained and new planting to include additional tree planting);*
- *a schedule of new plants and trees (noting species, size of stock at time of planting and proposed number/densities); and*
- *a programme of implementation.*

Soft and hard landscaping shall be carried out prior to the first use of any of the extensions hereby permitted or otherwise in accordance with the agreed programme of implementation. If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

Reason: To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

Officer's Recommendation

Subject to the above amended condition, the Officer's Recommendation remains unchanged.

Item 5.03 SE/11/01835/FUL Finchcocks, 5 Wildernesse Mount, Sevenoaks

Neighbour representation received

One further letter of representation has been received with regards to the proposal, which objects to the proposal. Objections cited include:

1. The proposed development will be to the considerable detriment of the character of the local environment, due to the excessive bulk, mass and scale of the new dwellings
2. The footprints of the dwellings are excessively large and yet both plots are smaller in width than those in the immediate area
3. The loss of vegetation and trees/screening will add further harm to the openness and character of the local area.
4. Given how close both new properties will be to the boundary, the development will detrimentally affect the amenities of the both adjacent neighbours.
5. I do not believe that anybody on the street is opposed to sensible and proportionate development on this plot, however they should be substantially scaled down and sited away from the boundaries.
6. To conclude the proposal is in clear conflict with Local Plan Policy EN1 (particularly criteria 1, 2, 3 & 4).

All of these matters have been addressed in the main papers, paras 32-51 (street scene) 52-66 (residential amenities of No 3 and 7) and 77 (landscaping).

Additional Condition

Following the Committee site visit it considered that it would be appropriate to impose a condition regarding comparative land levels prior to development commencing.

No development shall take place until details of the: existing levels of the land; any proposed slab levels and any changes in levels have been submitted for approval. The development shall be carried out in accordance with the approved details.

It is also considered that condition 3 (obscure glazing on the side elevations) should be altered to include 'and non-opening'.

Officer's Recommendation

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

Item 5.04 SE/11/092142/FUL St Edward the Confessor Church, Long Barn Road, Sevenoaks Weald

Neighbour representations

One further letter has been received, which raises the following objection to the proposal:

Any consent would run with the land and not the applicant. A different company could use the site more extensively for the permitted B1/B8 use. Therefore the statements in the letter from the applicant are not relevant.

Officer comment - Members will note that in the main report, that condition 2 as recommended would restrict any permission for the benefit of the applicant (D Sutherland Furniture Ltd) only, and as such it would not be possible for another company to operate from the site under the terms of this permission.

Other matters

Supplementary Information

It is noted that there is an error in the wording of condition 3. This should state “The premises shall not be used outside of the hours of 8am-6pm Monday – Friday, and not Saturday as specified (use on Saturdays is subject to different hours of control).

Some concern has been raised that, despite the comments made by the applicant in their statement, heavy goods vehicles and lorries could visit the site in connection with the storage use. The applicant’s statement specifies that “there would definitely be no lorries and very few vans”.

Policy EN34 of the local plan seeks to protect rural lanes from any changes to traffic flow or to the type of traffic which might affect their character, and to safeguard the safety and amenity of local residents on rural lanes. As per the assessment in the main report, I consider that vehicular movements in connection with the use would not be significant, and no objection has been raised by Kent Highways. To add further protection to surrounding lanes and the amenities of the area, I would suggest that the following additional condition could be used as an additional safeguard to limit vehicle types –

8) Any of the applicant’s vehicles using the site in connection with the use hereby permitted shall be limited in size to those specified in the letter from Sutherland Furniture Ltd dated 20th September 2011.

Reason: To protect surrounding rural lanes and in the interest of the rural amenities of the area, in accordance with Policies EN1 and EN34 of the Sevenoaks District Local Plan and Policy L08 of the Sevenoaks Core Strategy.

Recommendation

Subject to the amendment to condition 3 and the proposed additional condition 8, my recommendation remains to grant planning permission.

Item 5.05 SE/11/01861/FUL 10 Lambarde Road, Sevenoaks

Neighbour Representation received

Since completing the report a further representation has been received by the owner of 12 Lambarde Road. This representation makes the point that the shed, which stands on the shared boundary between the two properties, is in fact detached from the house and is smaller in size than indicated on the ground floor plan submitted. This is a point that I noted when I made my site visit and therefore has no effect on my assessment of the proposal in relation to the potential impact on the neighbouring properties habitable rooms.

Addition

Condition 3, relating to soft landscaping, has been suggested to preserve the privacy of the occupiers of 71 Betenson Avenue. However, it is considered appropriate to include an informative on any approval of planning consent encouraging the applicant to also further soften the boundary with 8 Lambarde Road, where possible.

Officer’s response - Amend recommendation to add the following informative –

The applicant is encouraged to improve the existing soft boundary treatment along both the northern and southern side boundaries to the rear of the plot. This will assist in preserving the amenities of the occupiers of the adjoining properties.

6.01 310/11/091 1 The Barn, Halstead Place, Halstead

6.02 310/11/092 2 The Barn, Halstead Place, Halstead

6.03 310/11/093 1 The Stables, Halstead Place, Halstead

All three items were WITHDRAWN from the DC Committee Agenda.

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APPENDIX (A)

Patrick Reedman

From: Jeff Haskins [REDACTED]
Sent: 15 November 2011 10:15
To: Patrick Reedman
Subject: FW: Hever Hotel, Hever Road, Hever
Attachments: 3652_SK_09.pdf

Subject: Hever Hotel, Hever Road, Hever

Our Ref: JLH/ASR/3652/1
 Your Ref: SE/11/02331/FULL

For Patrick Reedman, Sevenoaks District Council

Patrick

Further to our recent conversation and discussions regarding the Tree Officer's comments, I have now had the opportunity to discuss this with our arboriculturalist, Curtis Barkel (Sylvan Arb) and have the following comments to make.

You will note that the western end of the proposed extension to the Listed building, which is closest to the TPO band of trees, has a high level glazed feature which insets into the hipped end profile of the new building. This, in effect, means that any excavation for the foundations of the building will be set back from the eaves of the proposed roof by approximately 1,200mm. I believe when the Tree Officer was assessing the impact of the extension on the existing trees that it was assumed that the foundations would be close to the edge of the eaves of the new building. This will not be the case and the impact will therefore be considerably less.

I refer you to our submitted drawing 3652/PD/15 revision D which clearly shows this inset in relation to the existing trees. I attach an enlarged plan which highlights this in more detail including the root protection zones. I should be very grateful if you would consider notifying the Committee members of this, in order that this can be considered at the forthcoming Planning Committee meeting on Thursday. Please feel free to give me a call if you wish to discuss.

Kind regards

JEFF HASKINS

Tel: 01732 452200
 Fax: 01732 452245
 Web: www.bhdarchitects.co.uk

bhd architects Sevenoaks

COMPANY ADDRESS: Oak House, London Road, Sevenoaks, Kent, TN13 1AF

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APPENDIX (B)

Patrick Reedman

From: Wendy.Rogers@kent.gov.uk
Sent: 14 November 2011 16:41
To: Patrick Reedman
Subject: RE: SE/11/02331 and 2332/LBC - Hever Hotel, Hever Road, Hever

Dear Patrick

Thank you for this enquiry. I would be happy to provide you with some brief preliminary advice on the archaeological interest of Hever Hotel. I have undertaken a quick look at the HER and early OS maps and can provide some guidance based on this information.

The site is first identifiable on the 3rd Ed OS map as Hever Lodge Farm. It is outside the main designed parkland and area of Hever Castle but was directly associated with the owners of Hever Castle until recently. The complex represents a pre-war high status farm with a focus on dairy farming and then as an equestrian centre. The buildings, many of which are listed, reflect the fashions and farming traditions of the pre-war years, and then also could illustrate how farming techniques changed post war.

I have looked at some of the documents supporting the application and there is no detailed heritage statement. There is reference to PPS5 and the listed buildings in section 6 of the Planning Statement but I suggest there is insufficient assessment of the significance of the heritage assets here. There did not seem to be any assessment of the historic character of the buildings, how they reflect traditional farming of the early 20th century and how they have been adapted over time.

Conservation assessment would probably focus on the architectural style and importance as well as the condition of the buildings. I suggest there is archaeological interest in how the buildings reflect pre-war farming traditions and techniques and how technology developed out of the world wars, advancing the techniques used at this type of high status farm/stud.

I suggest it would be useful if the applicant was asked to provide a specialist assessment of the historic farm buildings, including a statement of significance and a condition survey. This would include a quick survey of the outside and inside of the buildings, noting what historic fixtures and fittings survive (eg are there any buildings, structures or fixtures which reflect the use of the site as a dairy farm?). This could then guide assessment as to what the impact of the proposed development would be and whether this would enhance the heritage of the site or at least not be detrimental to it.

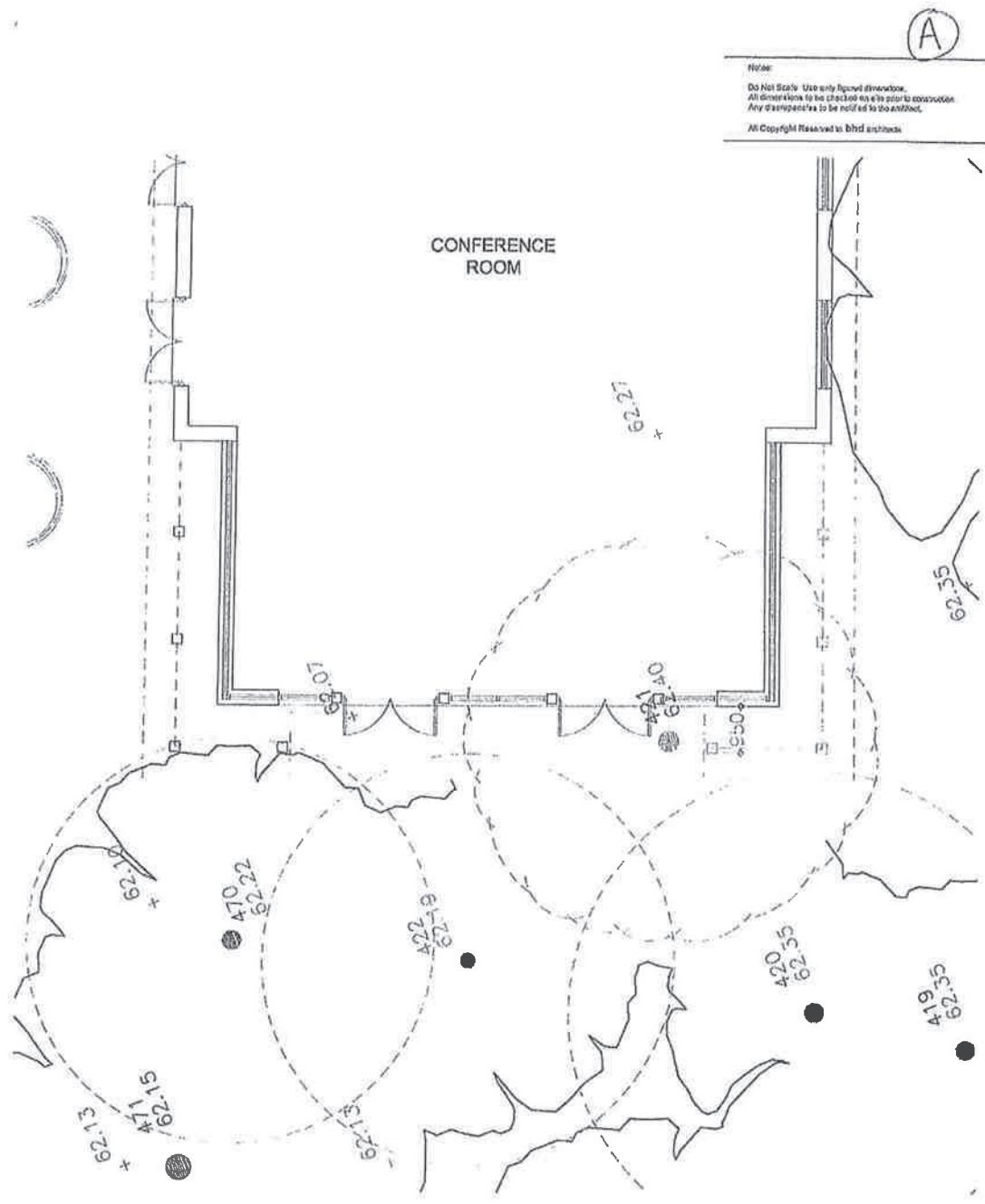
In summary, I suggest there is archaeological interest in the site associated with it being evidence of a high status farm complex of pre-war construction and post war alterations.

I hope these initial comments are helpful and I would be pleased to discuss further.

Wendy

From: Patrick Reedman [mailto:patrick.reedman@sevenoaks.gov.uk]
Sent: 14 November 2011 16:03
To: Rogers, Wendy - EE PE
Subject: SE/11/02331 and 2332/LBC - Hever Hotel, Hever Road, Hever

Hello Wendy,



(A)

Note:
Do Not Scale. Use only figured dimensions.
All dimensions to be checked on site prior to construction.
Any discrepancies to be notified to the architect.
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PLANNING

Client
Chateauform

Project
Hover Hotel
Hover Road
Hover
Kent
TN8 7NP

bhdarchitects
Oak House, London Road, Bournemouth, Kent TN11 1AF
phone: 01752 452900 fax: 01752 452948
info@bhdarchitects.co.uk www.bhdarchitects.co.uk

Title
Tree Protection Diagram
(850mm Sat back)

Project No.
3652

Scale
1:100@A4

Drawn
JJ

Check
JH

Rev	Date	Comments

Drawing No.
3652 SK09

Revision

Date
NOV 11

Further to our conversation, please find attached a site plan and a plan showing the main areas of development highlighted.

All of the application documents can be viewed here:

<http://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?sessionId=FFAEC009EF9E8CD2B643D7CB5BD2D864?action=firstPage>

The question is raised by a Councillor in advance of DC Committee on Thurs as to whether any archaeological measures should be required.

Thanks in advance if you can help with this.

Regards,

Patrick

Patrick Reedman
Principal Planning Officer

Phone: (01732) 227451

Email: patrick.reedman@sevenoaks.gov.uk

Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent | TN13 1HG



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Patrick Reedman

From: Townsend, Andrew [REDACTED]
Sent: 17 November 2011 12:26
To: Patrick Reedman
Cc: [REDACTED]
Subject: Hever Hotel - S2/T/1702332/LBCALT
Attachments: Hever Hotel Licence.pdf

Dear Patrick,

Thank you for your time this morning.

Firstly and in view of the close proximity of the hotel, may I ask that SDC increases the distribution list for any subsequent planning requests to ALL Lodgewood Cottage residents - I'm sure you can appreciate that due to the hotel standing on higher ground the potential impact is on us all.

Secondly although I write on behalf of 5 Lodgewood Cottage, I believe I speak for most of the Lodgewood residents that in principle we are in agreement with the Hever Parish Council Planning Committee's decision that it had no objection to the planning application provided the planning authority considers the implications of noise and traffic and should apply restrictions to keep the noise to a reasonable level. For your information I've attached the variation to premise licence which was agreed by SDC in 2005 - thank you for transferring me to Zoe in the Licensing Dept. who confirmed this would stay with the premises and successor owners. I appreciate licensing is a separate application but it would seem logical to have a common understanding.

Finally, and following on from the comment above about the hotel standing on higher ground, we would expect suitable screening between the properties to ensure the current level of privacy is maintained particularly during the winter months when the trees have shed their leaves.

Yours sincerely,

Andrew Townsend
 [REDACTED]

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Community and Planning Services Director:
Kristen Paterson



Andrew and Juliet Townsend
5 Lodgewood Cottage
Hever Road
Hever
Edenbridge
Kent
TN8 7NP

Direct Line: 01732 227325
Ask for: Mrs Claire Perry
Your ref:
My ref:
Email: claire.perry@sevenoaks.gov.uk

Date: 14 October, 2005

Re: Notice of determination of application for variation of premises licence

Please find enclosed the above notice for the premises of The Hever Hotel, Hever Road, Hever, Kent, TN8 7NP.

Under Schedule 5, Part 1, Section 2

- (2) The holder of the licence may appeal against any decision –
 - (a) to impose conditions on the licence under subsection (2)(a) or (3)(b) of that section, or
 - (b) to take any step mentioned in subsection (4)(b) or (c) of that section (exclusion of licensable activity or refusal to specify person as premises supervisor).

- (3) Where a person who made relevant representations in relation to the application desires to contend –
 - (a) that the licence ought not to have been granted, or
 - (b) that, on granting the licence, the licensing authority ought to have imposed different or additional conditions, or to have taken a step mentioned in subsection (4)(b) or (c) of that section,
 he may appeal against the decision to the local Magistrates Court.

Please advise us if there are any problems with this notice.

Yours sincerely



Mrs. Claire Perry
Senior Licensing Officer
Licensing Team
01732 227325
claire.perry@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Chief Executive - Robin Hales
Community and Planning Services, P.O. Box 183, Argyle Road, Sevenoaks, Kent TN13 1GN
Email: community&planning-services@sevenoaks.gov.uk www.sevenoaks.gov.uk
Telephone: 01732 227000 Fax: 01732 451332 DX 30006 Sevenoaks
Contact Centre times: Monday - Thursday 8.45 a.m. - 5.00 p.m. Friday 8.45 a.m. - 4.45 p.m.



LICENSING ACT 2003
Sections 35 and 36

Notice of determination of application for variation of premises licence

To Top Crown Leisure Ltd.

Of Hever Hotel, Hever Road, Hever, Kent TN8 7NP.

Ref: 05/01374/PRETRB

Sevenoaks District Council being the licensing authority, on the 5th of August 2005 received an application to vary the premises licence from Top Crown Leisure Ltd. holder of the Premises Licence in respect of premises known as Hever Hotel, Hever Road, Hever, Kent TN8 7NP.

On the 10th October 2005 as the representations had not been withdrawn, a hearing was held to consider these representations, and having considered them the Council have determined as follows:

To grant the variation of the Licence

Section A - To allow exhibition of plays both outdoors and indoors from 19.30 until 23.00 hours Monday to Sunday.

Section E - To allow Live Music both indoors and outdoors from 12.00 until 01.00 hours Monday to Sunday.

Section F - To allow Recorded Music both indoors and outdoors on a sound system from 08.00 until 01.00 hours Monday to Sunday.

Section J - To allow the Provision of facilities for dancing in conjunction with live music performances both indoors and outdoors from 12.00 until 01.00 hours Monday to Saturday.

Section L - To allow Late Night Refreshment from 23.00 until 01.30 hours Monday to Sunday both indoors and outdoors.

Section M - To allow sale of alcohol both on and off the premises from 11.00 until 01.30 hours Monday to Sunday.

Section O - Hours premises are open to the public 365 days a year and 24 hours a day.

To modify the conditions of the Licence as follows:

All external doors and windows must be kept closed, other than for access and egress, in all rooms when events involving amplified music or speech are taking place.

No music or speech shall be relayed via external speakers other than for events with the prior approval of the licensing authority.

Prominent, clear and legible notices are displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.

Note: An appeal against this decision may be made by the applicant/a person who made relevant representations/the Chief Officer of Police as applicable (see Schedule 5 of the Act) to the magistrates' court for the petty sessions area (or any such area) in which the premises concerned are situated within 21 days from the date of receipt of the notification of the decision.

*The notice under subsection 36(1) must specify the time when the variation in question takes effect. That time specified in the application or, if that time is before the applicant is given that notice, such later time as the relevant licensing authority specifies in the notice.

For the final hour of regulated entertainment the music is reduced in volume and is discernibly quieter.

The playing of live or recorded music in garden areas of the premises is not permitted after 23.00 hours which is increased by one hour on those days where entertainment has been agreed with the Licensing Authority.

Limited use of the garden area for entertainment and events should be restricted to five times a year.

Performers should be supervised to ensure the loading of equipment at the end of any event does not disturb surrounding residents.

Live music should be limited to six times a year.

No public admission or readmission to the premises after 23:00 hours.

Windows and door at the premises will be closed, other than for access or egress, after 23:00 hours.

Recorded music levels to be agreed between management and the Environmental Protection Team and then monitored by management.

The reason for the alterations to the times that were applied for and the inclusion of the above conditions is to minimize the impact of a public nuisance that may be caused to neighbouring residents as a result of increased hours and / or activities.

Any variation of the licence granted at this Hearing, together with any conditions are effective from the 24th November 2005.

All other activities and times stated on the application, which are not subject to the Hearing stand as originally applied for on the application, and will be granted as part of the licence.

Dated 10th October 2005

Signed

Chair -- Licensing Hearing

Signed

Designation -- Licensing Manager

Please address any communications to:

Licensing Regime
Community Services
Council Offices
PO Box 182
Argyle Road
Sevenoaks
Kent TN13 1GP

Hever Hotel, Hever

