



**Late Observations Sheet (2)**  
**DEVELOPMENT CONTROL COMMITTEE**  
**06 November 2013 at 7.00 pm**

**Late Observations (2)**

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**DEVELOPMENT CONTROL COMMITTEE**

**6 November 2013**

**LATE OBSERVATION SHEET**

**Item 4.1 - SE/13/02415/FUL Land South of Orchard Barn, London Road, Halstead**

The following further comments have been received since the late observations circulated previously:

Additional comments have been received from KCC County Councillor for Darent Valley. In summary these comments state:

- Do not appear to be very special circumstances to justify a breach of Green Belt policy.
  - Core Strategy does not identify need for a crematorium.
  - Applicant has not demonstrated significant need for a crematorium in the District.
  - If there is a need should be built elsewhere such as at Fort Halstead or on existing brownfield land or near to existing cemeteries.
  - There is consent elsewhere for woodland burials.
- There are no comments to add to cover these points.

A representation has been received notifying SDC that a third planning application is due to be submitted next week for the provision of a chapel, crematorium and parking areas at Watercrofts Wood, Old London Rd, Badgers Mount.

The further details of the representation are summarised below:

- Site has a lawful permission for a cemetery and an extant consent for a chapel, maintenance store and parking.
- The two other proposals for crematoriums do not currently have planning consent.
- Both of these proposals seek to develop agricultural parcels of land.
- Proposal before committee would be inappropriate development in the Green Belt.
- Whilst Watercroft Wood site is ancient woodland, there are still consents for the chapel and burial ground.
- Need for a crematorium can best be served by a site that already benefits from lawful use as a cemetery.
- Watercroft Wood is a less exposed site and the addition of a crematorium would only need to add 80 sqm of floorspace.
- Request for a deferral of the application before committee to consider alternative sites.

**Chief Planning Officers Comments**

The comments in the late observations and main report cover some of the issues referred to above. I would draw your attention to page 10 of the late observations (submitted earlier) which refers to weight to be attached to the second application submitted for a crematorium and to para 199 of the main report, which apply equally to any third application to be submitted.

## Supplementary Information

In relation to the Ancient Woodland, the site of Watercrofts Wood was designated as Ancient Woodland in October 2012, after the decisions were originally granted for the development of the site for a cemetery and chapel. The designation of Ancient Woodland would be a material consideration for any planning application to be submitted for this site.

### **Item 4.3 – SE/13/02200/FUL Land Adj to Holmesdale Hall, Park Gate Road, Orpington BR6 7PX**

This item has been Withdrawn from the Agenda.

### **Item 4.4 SE/13/02078/FUL Land to East of Badgers Set & Formerly Chart View, West End, Kemsing TN15 6PX**

Amendment to Policies

- 7 Omit reference to policy H10A (superseded by policy L07 of Core Strategy).
- 8 Omit reference to policies H1, H4, H5, T4, BE6 (South East Plan policies now superseded).

### **Item 4.5 SE/13/02815/FUL 63 Britains Lane, Sevenoaks TN13 2JR**

#### Further Information

Paragraph 4 – It should be noted that the new dwelling extends 2m beyond the rear of the existing dwelling at ground floor level and 0.5m beyond the rear of the existing dwelling at first floor level.

Paragraph 35 makes reference to the patio area of No 63. This should be No 61, the northern neighbour.

Officer's Recommendation -The Officer's Recommendation remains unchanged.