



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
20 May 2014 at 7.00 pm

Late Observations

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LATE OBSERVATION SHEET

Item 4.2 – SE/13/03596/FUL - Former Site of the Farmers, London Road, Sevenoaks

The comments from Kent Police are set out in paragraphs 64-68 of the committee report. Kent Police have since clarified that they would not object to the development provided their recommended planning condition is attached to any such permission. This is included as condition 10 in my recommendation.

Recommendation

As per the main report

Item 4.4 – SE/14/00188/FUL - Land West of 9 Mount Harry Road, Sevenoaks

A further letter of representation has been received from the adjoining neighbour at 11 Mount Harry Road since the completion of the officer's report contained within the main papers. The neighbour is unable to attend the meeting and requests that the letter be presented to Members.

The points raised are as follows –

- This proposal is almost identical to that refused by the Council in 2011;
- This proposal amounts to a 3 storey house and will be out of character with the 2 storey houses in Mount Harry Road;
- The house would sit on much higher land than No.11 and would dominate No.11;
- The garden would offer very little amenity to the occupier;
- The proposed house would be built with much less of a gap than other houses in the road and does not follow the guidelines in the Residential Character Area Assessment SPD;
- The proposed house does not respect the build line of other houses in the road;
- It would overlook the front garden of No.11 and impinge on privacy;
- The proposed development would have an overbearing effect; and
- The proposed development could lead to the loss of the mature mixed beech hedge on the boundary shared with No.11.

These matters have been dealt with as part of the officer's report and do not alter the overall conclusions and recommendation for approval within the main papers.

Agenda Item

Item 4.6 – SE/13/03557/FUL - Hillway, Pilgrims Way East, Otford, Sevenoaks

Comments have been received by Cllrs, Williamson, Edwards-Winser and Lowe regarding the recommended conditions.

Chief Planning Officers Comments

Cllr Williamson has raised concerns regarding the potential loss of the tree screen to the front of the application site. In response to these concerns it is recommended that condition 6 be amended to require retention of existing trees. The amended wording is as follows:

No development shall be carried out on the land until a scheme of soft landscaping has been submitted to and approved in writing by the Council. Those details shall include:- planting plans (identifying new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation and maintenance. In addition the scheme shall include indications of all existing trees and hedgerows on the land and measures for their protection throughout the course of the development. No existing tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any existing tree or hedgerow be topped or lopped without the prior written approval of the Local Planning Authority. The soft landscape works shall be carried out in accordance with the approved details prior to the occupation of the dwelling or in accordance with a programme of implementation agreed in writing with the Local Planning Authority.

Reason: To maintain the visual amenity of the area as supported by policy EN1 of the Sevenoaks District Local Plan, LO8 of the Sevenoaks Core Strategy and the National Planning Policy Framework.

In response to concerns raised by Cllr Edwards-Winser and Cllr Lowe regarding the use of materials, it is recommended that the wording of informative 2 in paragraph 20 be amended to say that the materials *should include* a local brick finish. This informative is in support of condition 2 which prevents development taking place until materials have been approved.

Recommendation

That as per the resolution of Development Control Committee in March planning permission be granted subject to the recommended conditions and informatives as amended above.