



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
24 July 2014 at 7.00 pm

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

24 July 2014

LATE OBSERVATION SHEET

4.1 SE/14/01565/FUL Five Ways Nursery, Swanley Lane, Swanley BR8 7LD

Page 10 Representations

1 additional letter of objection sent on behalf of local residents and interested parties raising the following issues:

- This is not a mobile home as defined in the Caravan act but a building capable of permanent occupation, (Insufficient information is provided to determine that the building could be both transported by road when assembled or comprises no more than 2 separately made sections). The onus is upon the applicant to demonstrate these points and if not met this falls to be determined as a C3 unit The scheme is therefore subject to more stringent planning control and contrary to both green belt policies and other objectives of the NPPF.
- The proposal is unsupported by a cogent or credible business case: the applicant has comprehensively failed to deliver on any of the required evidence instead relying on a business plan which is unsubstantiated and with hugely optimistic sales figures. Further more no statement on the functional need for on site accommodation has been given or any details of the applicants current residential situation.
- The proposed use would actually accord more closely with an A1 use than a nursery which would require a discreet planning permission.

Officer Comment

The issues raised are not sufficient to affect the officers recommendation.

4.2 SE/14/01263/FUL 16-18 London Road, Riverhead, TN13 2UE

Page 17 Item for Decision

Neither Councillors Brown nor Bailey are able to attend to speak to this item and have written the following to support their concerns about this application:

Dear DC Members

Cllr Brown and myself feel strongly that this site is highly unsuitable for development as a nursery / play group due to parking and highways issues

Those that live in Riverhead already have a school and a nursery located on the Tesco roundabout some hundred yards away from this site. Parking around these 2 sites is already seriously congested in the mornings and afternoons when children are dropped off.

Agenda Item

There is very limited availability of parking in the area meaning that parents and staff will have to site their vehicles some way away from the site. Allowing small children to access this location will be dangerous as unlike the other 2 sites (school and nursery) parking is not set back from the road. This is a very busy junction and small children and additional parking is likely to make the junction unsafe.

5 staff and 14 children could equate to 19 extra vehicles on a street where at most times of the day there are no more than a handful of spaces available. Current usage is far less than this. The current use as a shop requires considerably less parking than this proposal. Shop use entails short visits by a relatively small number of people whereas this proposal will require long term parking which is not available for large numbers of people at the same time.

We believe that the nursery is not similar to the current use (a shop) as it will attract considerably more traffic, concentrated at certain times, rather than a small trickle of one or 2 vehicles throughout the day.

We would object to the planning on the following grounds:

- close proximity parking is inadequate
- parking further away is likely to be hazardous
- there is no secure area for children to be dropped off or picked up
- the area is already over parked and hazardous
- the new development is different to the existing development due to volumes of visits

Currently there are also plans for further restricting the parking in this area, which will exacerbate all of these issues.

We believe that unless arrangements for off street parking can be made and the safety of the children can be guaranteed near this busy junction that this change of use should be refused on highways and safety grounds.

Regards

Kim Bayley

4.3 SE/14/01074/FUL 52B Pilgrims Way, Otford, Sevenoaks TN14 5QW

1. Conditions 2, 4, 6, 7 and 10 are proposed to be amended for consistency (as set out below). The proposed amendments do not alter their original purpose.

2) Prior to commencement of development samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

4) Prior to commencement of development the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority

6) *Prior to commencement of development full details of both hard and soft landscaping shall be submitted to and approved by the Local Planning Authority. These details shall cover as appropriate: Proposed finished levels or contours; Boundary Treatments; Hard surfacing materials; Planting plans; Written specification (including cultivation and other operations associated with plant and grass establishment); Schedules of plants, noting species, planting sizes and proposed numbers/densities, and Implementation timetables.*

7) *Prior to commencement of development details of any existing land levels and proposed changes in land level, and cross sections too show how these relate to the proposed basement shall be submitted to and approved in writing by the Council. Any proposed scheme shall then be completed in accordance with the approved details prior to the commencement of development.*

10) *Prior to commencement of development all existing outbuildings and structures on the site including the existing outbuildings shown as 1,2 and 3 on 4441-PD-002 REV A shall be demolished and all resulting materials removed from the site.*

2. Previous planning applications on the site (SE/96/00087/HIST and the revised scheme SE/96/1410/HIST refer) were for the demolition of the attached garage and dining room and a new side extension which included an extension to the existing roof and the addition of dormer windows. Paragraphs 26-28 of the officer's report make reference to the original roof space on the dwelling not being habitable as there was no internal staircase. Existing plans for these applications are included in the presentation for reference.

4.4 SE/14/01128/HOUSE Windrose, Brasted Chart, Westerham TN16 1LZ

Additional Information

The Unilateral Undertaking referred to in paragraph 92 has been completed. The recommendation remains unchanged.

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