



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
19 February 2015 at 7.00 pm

Late Observations

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LATE OBSERVATION SHEET

4.1 - SE/14/02059/FUL New Beacon School, Brittain's Lane, Sevenoaks TN13 2PB

Paragraphs 8 and 55 of the report referring to the Local Plan are no longer relevant. The impact on neighbouring residents should be considered against policy EN2 of the ADMP, as set out in paragraph 56 of the report. The conclusion on this issue in paragraph 60, that there would be a negligible impact on neighbouring amenity, is unaffected.

The reasons for conditions 3, 4, 5, 8 and 9 need to be updated to replace references to the Local Plan.

Condition 12 should be removed as it replicates condition 5.

Recommendation

My recommendation remains unchanged, although the reasons for some conditions should be updated as per my advice above and as set out below:

Condition 12 should be deleted.

Condition 3 reason – to be partially revised to “as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan”

Condition 4 reason – to be partially revised to “as supported by Policy SP2 of the Sevenoaks Core Strategy”

Condition 5 reason – to add at the end of the text “as supported by Policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan”

Conditions 8 and 9 reasons – to be partially revised to “as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan”

4.3 SE/14/03579/HOUSE – 48 Granville Road, Westerham TN16 1RS

The following email has today been received from Westerham Town Council:

Subject: Re: Development Control Committee

Dear Sir/Madam

I am hoping that the following statement can be read out at the Development Control Committee meeting tonight in respect of SE/14/03579 48 Granville Road –

“The objection lodged by Westerham Town Council reflects the adopted policy as set out in the Westerham village design statement adopted in 2000 as supplementary guidance to the Sevenoaks District Local Plan. This states on section 4.4 “Flat roofs are not acceptable; any future buildings should have pitched roofs, in keeping with the existing roofscapes of the

Agenda Item

Town.” Whilst this is noted under the section headed Town Centre the building affected is within the Town rather than the outlying countryside, is part of the established built environment of the Town and as such is considered to be covered by this requirement Westerham Town Council maintains its objection to this application.”

4.4 SE/14/03832/LBCALT – Gottys Hill, High Street, Cowden, Kent TN8 7JL

The reasons attached to conditions 2 and 3 should be amended to read: ‘To maintain the integrity and character of the listed building as supported by Policy EN4 of the Allocations and Development Management Plan.’

The following informative should be added: ‘The applicant is advised that although Listed Building Consent has been granted for the proposed works, the external alterations approved under this permission would require planning permission.’

Delete paragraph 10 referring to the Sevenoaks District Local Plan as this is no longer relevant.

The conclusions and recommendations for approval remain unchanged.

4.5 SE/14/03716/HOUSE - 7 Elmtree Cottages, Main Road, Knockholt TN14 7JB

Additional Condition

4) The western facing window within the rear extension will be obscure glazed and non opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To protect the privacy of no. 6 Elmtree Cottages as supported by Policy EN2 of Sevenoaks District Councils Allocations and Development Management Plan.

Amendments

There is an error in paragraph 27 which states that there are no windows within the porch. In fact the door on the western elevation of the porch does incorporate windows. Due to no. 7 Elmtree Cottages being set forward on its plot in comparison to no. 6 these windows would not impact upon the privacy of the occupiers of no. 6.

The reason for Condition 2 should be amended to refer to Policy EN1 of the Allocations and Development Management Plan and not the Sevenoaks District Local Plan.