



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
12 March 2015 at 7.00 pm

Late Observations

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12 March 2015

LATE OBSERVATION SHEET

4.1 - SE/14/03298/FUL – Dunton Green Faithworks, The Old Chapel, London Road, Dunton Green, Sevenoaks TN13 2TB

1. In order to provide clarification, it is noted that one of the neighbour representations raised concerns about the rubbish resulting from the building works and this was not specifically addressed in the Officer's report.

It is acknowledged that there may be some building debris to the proposed development. However, this would be the case with any form of development and falls within the responsibility of the developer.

Whilst the Council sympathises with the concerns, and the impact this may have on neighbouring amenities, this will be for a temporary period only and the onus is on the land owner to clear the site. If the levels of rubbish result in a danger to the public then other bodies such as Environmental Health or the Health and Safety Executive could deal with any issues on the site. In the Officer's view it would be in the applicant's interest to see that the site is cleared prior to the nursery operating on the site.

2. Following discussions at the Members Briefing and noting concerns raised by Kent Highways, Officers consider that if the Committee were minded to approve the application they would suggest the following informative:

It is noted that parking within the area is often at a premium during peak times. Given this, the applicant should be mindful of the impact the traffic will have on other businesses and residents in the area. We would ask that staff are encouraged to car share or use other forms of transport other than the private car to get to work. We would also ask that staff and customers are encouraged to abide by existing highways restrictions and be aware of both highway safety and the amenities of neighbours during pick up and drop off times.

4.2 – SE/14/03829/HOUSE – 55B Hartlands Road, Sevenoaks TN13 3TW

The Officer's report should be amended to include the paragraph below, which deals with the matter of the Community Infrastructure Levy (CIL).

Community Infrastructure Levy (CIL) –

The proposal comprises an increase in floor area to the property of about 13m². This is less than the 100m² threshold set out in the CIL legislation and as such the development is not CIL liable in this instance.

Aside from the addition of this paragraph, the overall conclusions and recommendation for approval held within the main papers remains unchanged.

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