



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
28 May 2015 at 7.00 pm

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 28 May 2015

LATE OBSERVATION SHEET

4.2 SE/14/03783/OUT Land North of Railway Line and West of St Johns Way, St Johns Way, Edenbridge TN8 6HF

Further consultation responses

Network Rail (summarised) – No objection raised specifically in relation to the development, but recommend that the developer signs up to an Asset Protection Agreement, to protect land within the ownership of Network Rail.

No comments have been received to date by Kent County Council as lead drainage authority. This consultation process on drainage grounds has only just been introduced. The statutory time period for KCC to submit comments does not expire until tomorrow. It is not expected that KCC will object as a matter of principle to the development, and two other drainage organisations have already commented on the scheme. However the recommendation to grant delegated powers to officers should include the proviso that no adverse comments on drainage grounds (that cannot be satisfied via planning conditions) are received from the county council.

Further neighbour responses

1 further letter received in objection to the development. There are no further issues raised that have not been reported in the main officer report.

Points of clarification relating to the committee report

Paragraphs 229-230 – This sets out the Core Strategy policy emphasis on smaller units of accommodation on development sites. It should be clarified that for the purpose of this policy, smaller units are defined as those with less than three bedrooms. The pre-amble to policy SP5 states that the Council will seek to achieve an average of 50% two bed or less units across all developments.

The illustrative plans show a lower proportion of 1 and 2 bed units. Therefore condition 7 seeks for the development to provide at least 50% of the units as 1 or 2 bed units.

S106 requirements

Kent Highways have advised that they no longer employ a travel plan coordinator, and therefore the requirement for a contribution towards monitoring of the travel plan would not be sought. This has been removed from my recommendation below.

Recommendation

- a) That delegated powers are given to officers to grant planning permission, subject to no objections being received from Kent County Council on drainage grounds (that cannot be satisfied via planning conditions), and subject to the completion within 3

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months (or another period to be agreed by the Chief Planning Officer in consultation with the Chair of the Development Control Committee) of a S106 Agreement to secure affordable housing, off site highways works, and the provision, management and long term maintenance of open space.

OR

- b) That in the event a S106 Agreement has not been signed within 3 months (or another period to be agreed by the Chief Planning Officer in consultation with the Chair of the Development Control Committee), that permission is refused for the reason specified under recommendation B in the main report.

Amendments to existing conditions proposed in relation to recommendation A (amendments highlighted in bold)

12 - The landscaping details required under the reserved matters shall incorporate - - planting plans (identifying existing planting, plants to be retained and new native planting); a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); a scheme to provide a landscaped buffer zone along the western boundary of the site; and a programme of implementation. The development shall be carried out in accordance with the approved details. If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

16 - Before development commences in any phase, full details of all boundary enclosures to be erected within that phase (~~or in relation to the commercial land~~), shall be submitted to and approved in writing by the local planning authority. No walls, fences or other means of enclosure shall be erected beyond the front elevation of any dwelling or building on site, unless agreed in writing by the local planning authority.

19 - The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA). **The reserved matters shall include full details of the provision of compensatory flood storage on / or in the vicinity of the site to a 1 in 100yr climate change level, in accordance with drawing 3999-FLD-01 in Appendix H of the FRA, or an alternative scheme as otherwise approved. The development shall be carried out in accordance with the approved details.**

20 - No development shall take place until a surface water drainage scheme for the entire **application** site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100yr critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall::

- Specify the responsibilities of any party for the implementation of the SUDS scheme
- Specify a timetable for implementation
- Provide a **cost-effective** management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or

statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

26 - The development shall be constructed to provide on-site modern communication and technology infrastructure, which should include Broadband, high speed internet cabling and digital TV cabling. Details relating to the provision of such infrastructure shall be submitted prior to the commencement of each phase of the development. No residential unit in any phase shall be occupied until the approved infrastructure has been provided in each relevant phase, or in accordance with an alternative timescale agreed by the Local Planning Authority as part of the approved details.

The scheme shall subsequently be implemented in accordance with the approved details.

New conditions proposed in relation to recommendation A

36 - The development hereby permitted shall be carried out as an alternative to the permission granted under reference SE/09/03027, but not in addition to it, so that one of the developments permitted may be implemented but not both, nor parts of both, developments.

Reason: To ensure that development is controlled to avoid a proliferation of developments in order to safeguard the character, appearance and amenities of the area, in accordance with Policy SP1 of the Sevenoaks Core Strategy, and EN1 of the Sevenoaks Allocations and Development Management Plan.

Informative

Please note that this development will be CIL liable. Upon submission of the reserved matters, the applicant should submit the following form - "Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form".

4.3 SE/15/00216/OUT Meeting Point Day Centre Rural Age Concern, 27-37 High Street, Swanley BR8 8AE

Page 89 Recommendation - Amend as follows:

RECOMMENDATION A:

Authority be delegated to the Chief Planning Officer that subject to the completion of a S106 Agreement, within 3 months of the date of this committee, making provision for affordable housing, that permission be Granted subject to the following conditions:

Insert at Page 92:

RECOMMENDATION B:

If the S106 Agreement is not signed within 3 months that permission be refused for the following reason:

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The proposed scheme makes no provision for affordable housing, and would therefore be contrary to the provisions of the NPPF, policy SP3 of the Core Strategy and the SPD on Affordable Housing.

Page 92 Description:

Para 4 delete reference to 32 bedroom units and insert reference to 2 bedroom units.

4.4 SE/15/00045/HOUSE 7 Nuffield Road, Hextable BR8 7SL

Page 106 Para 13 Parish Council Response:

Insert the following:

Strongly Object. Visual aspect of the road would be lost. This would be a change of street scene. Insufficient space for extra vehicles on this already congested road.

Inspectors previous objections have not been addressed in this new application. Inconsistency in description in the application – some places on the application refers as an extension and in other places it refers to a separate new 3 bedroom dwelling