



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
18 June 2015 at 7.00 pm

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 18 June 2015

LATE OBSERVATION SHEET

4.1 SE/14/02075/FUL 98-116 London Road, Sevenoaks TN13 1BB

Officer: Members are advised that on Page 14 of the Agenda - the comment that:

'The applicant/agent was informed of the council's concerns and how they could be overcome but amendments were not received'

relates only to the affordable housing provision issue.

Upon consultation on amended plans, the Town Council, on 18.02.2015, made the following response:

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site
- Insufficient parking provision for both the proposed residential units and the expanded commercial space
- Concerns with regards to access for emergency services to the site
- Insufficient number of on site affordable housing units proposed
- All on site affordable housing units as proposed are 1bd flats, despite the demand in Sevenoaks for affordable 2/3bed dwellings.

Recommendation Remains Unchanged

4.3 SE/15/00454/FUL – Barn Cottage, Crouch House Road, Edenbridge TN8 5ED

The following informative should be added to the list of suggested Informatives held within the officer's report –

- 1 'The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.'

Aside from the additional informative above, the overall conclusions and recommendation for approval held within the main papers remains unchanged.

- 2 Although described as three-bedroom properties there is a large attic room which has been described as a study on the submitted plans but which could potentially be used as a fourth bedroom without the need for further planning permission. Policy T2 of the ADMP refers to the current KCC vehicle parking standards. In this instance 2 spaces are required for dwellings of this size. The proposed dwellings include integral garages however notwithstanding this there is adequate space on the proposed front drives to accommodate two vehicles thus achieving the required level of parking.

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- 3 The relationship between the rear dormer windows and the private amenity area associated with residences to the rear (east) of the site has been assessed within the Officer's report para. 39 – 43). Although not directly relevant the Council's Residential Extensions SPD (para. 5.2) refers to protecting private amenity area calculated as a depth of 5 metres from the back of the affected property. Applying this guide to the proposed development overlooking from the rear dormer window of the northern property would not intercept the 5m depth for a distance of over 20m and as such is not considered to result in an overlooking impact serious enough to substantiate a reason for refusal.
- 4 No amendments or changes to the recommendation to grant planning permission are proposed in light of the above.

4.5 SE/15/00808/FUL – Land West of Dairy House, Shoreham Road, Shoreham, Sevenoaks TN14 7UD

1. Owing to a formatting error the first sentence of paragraph 27 of the officer report in the agenda is incomplete. It should read:

Notwithstanding the existing use of the barn as an outbuilding ancillary to the residential use of the Dairy House, the existing barn clearly has agricultural origins and was historically used in conjunction with the agricultural use of the adjacent Preston Farm. However, in considering the recent planning appeal the Planning Inspector concluded that the agricultural use of the building and its associated land have been abandoned and so the exception to the definition of previously developed land above does not apply and on this basis the proposal is capable of constituting appropriate development, representing the redevelopment of a previously developed site (see para. 7 of Inspector's decision).

2. The presentation will provide a visual representation of the differences between the existing, proposed and previously refused buildings. For completeness the table below sets out the actual size differences between the existing building, the proposed dwelling and the dwelling previously refused planning permission (ref. 13/03718/FUL).

	Existing barn	Proposed dwelling	Dwelling refused (ref. 13/03718/FUL)
Footprint (sqm)	118.23	105.96	115
Depth (north to south) (m)	6.6	6.6	8
Length (east to west) (m)	18 (ground)	16.5 (ground) 12.6 (first floor)	13.7 (ground and first floors)
Height to ridge (m)	7	7	7.6
Height to eaves (north) (m)	3.8	3.7	2.5

Height to eaves (south) (m)	3.6	3.7	5.1
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- No amendments or changes to the recommendation to grant planning permission are proposed in light of the above.

4.6 – SE/15/00912/HOUSE – 12 Knole Road, Sevenoaks TN13 3XH

Since the report has been written further comments have been received from Ward Councillor Parson as follows:

“Dear Committee Members,

Having visited this site last weekend I was given the chance to fully appreciate any impact this development might have and consequently would like to advocate rejection of this application on several grounds:

- 1. The disparity in height between number 13 & 12 is already fairly startling and think that if a further storey were built over the nearest side to number 13, this contrast would be emphasised to the overall detriment of the street's attractiveness.*
- 2. The plans include a 2nd storey extension into the garden which would pose as a visual eyesore to residents either side.*
- 3. Most importantly, the plans extend the house to within a few metres of number 13. This will create a visual anomaly since it is at odds with the rest of the street, where most other houses enjoy sizeable gaps between their neighbours.*

In summary, I believe these plans should not be permitted in order to maintain a consistent and attractive street for its residents and also to protect the neighbours in closest proximity who would clearly be severely impacted by such a development.”

Officer: In response to point one, it is considered that with the proposed two storey side extension being set back from the front elevation, and the positioning of the property on the corner of the turning head, that the two storey element would not be overly evident from the street scene unless stood at the end of the turning head for Knole Road.

All other points are covered within my main report.

Recommendation Remains Unchanged

4.7 – SE/15/01324/TELNOT – Vodafone Ltd, Vodafone Communication Station, Telecommunications Equipment, North of 79 St David’s Road, Hextable DA2 7QE

The agent has submitted further information pertaining to the noise of the apparatus associated with the mast. These can be summarised as follows.

- The proposed antennas will generate no operational noise;
- Some noise will be emitted from the radio base station’s equipment cabin, which is found at ground level. The majority of time, however, the equipment cabin will operate at near silent,
- When the network traffic increases due to customer usage, the temperature within the equipment cabin at the mast’s base will rise. This will result in the equipment cabin’s air conditioning unit becoming active to keep the equipment cool (15°C) and hence result in some intermittent noise. However, the potential noise levels

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associated with the proposed ground based equipment will be minimal and no louder than current levels.

Additional information regarding the use and function of equipment cabinets is attached as Appendix A

Appendix A



**EMF ADVISORY UNIT
FACT SHEET SERIES**

CABINETS FOR MOBILE PHONE BASE STATIONS

An introduction to cabinets that house equipment as part of mobile phone base stations.

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles will not work. They are made up of three main elements. The cabinet which contains the equipment used to generate the radio signal. The supporting structure such as a mast, which holds the antennas in the air and the antennas themselves. Only the antennas emit radio signals.

Cabinets contain equipment needed to generate the radio signals. They can also contain underground power and data cables. The cabinet must be large enough to ensure a good airflow around the equipment to ensure adequate cooling and minimise noise generated. In addition the cabinet must be weather proof – from rain, snow or freezing temperatures.

Where different technologies are required at a site, for example 4G added to an existing 3G site, then this can lead to a number of cabinets being required for a single mast

We aim to site the cabinets as sensitively as possible but they do need to be close to the mast and allow access for maintenance etc from our engineers. Existing underground services may also dictate the positioning of a cabinet, particularly in a street environment.

Very often the smaller cabinets we use do not need a specific planning permission as they are classed as Permitted Development under the planning regulations.

For further information please contact:

EMF Enquiries, CTIL
The Exchange, Arlington Business Park, Theale, Berks, RG7 4SA
Tel. 01753 564306, emf.enquiries@ctil.co.uk

CTIL The Exchange, Building 1330, Arlington Business Park, Theale, Berkshire RG7 4SA

Registered Address: Cornerstone Telecommunications Infrastructure Limited
The Exchange, Building 1330, Arlington Business Park, Theale, Berkshire RG7 4SA
Registered in England & Wales No. 09087551 VAT No. GB 142 8555 06

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