



**Late Observations Sheet**  
**DEVELOPMENT CONTROL COMMITTEE**  
**09 July 2015 at 7.00 pm**

**Late Observations**

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**DEVELOPMENT CONTROL COMMITTEE**

**Thursday 9 July 2015**

**LATE OBSERVATION SHEET**

**4.1 SE/15/01031/HOUSE - The Sheiling, Coopers Lane, Penshurst TN11 8AT**

Since the report has been written further comments have been received from the applicants, Mr and Mrs Waggott, from the neighbour at Hamsell, Mrs Kirker, and from the neighbour at Hamsell Farm, Mr Nemet.

The applicants have provided further comments outlining that they believe the fence does not impact on the area, there are many other similar fences in the area separating private gardens, the fence will become invisible when a hedge is planted, the fence is not readily visible from the footpath, fence offers privacy, and the fence contains their Labrador and visiting children on site. Further information has been provided in regards to the boundary line including a signed declaration from the previous owners of The Sheiling and Hamsell stating that the fence is on land under the ownership of The Sheiling.

The neighbour at Hamsell, Mrs Kirker, has questioned why the plans provided within the committee report were not consulted upon (pages 10 and 11), has outlined that the measurements on plan CL-770-PD-F-01 are incorrect and the fence is on land owned by Hamsell. It has also been raised that a large amount of soil has been delivered to the site which has raised the land level by the fence, which may facilitate a higher hedge and reduces the height of the fence.

The neighbour at Hamsell Farm, Mr Nemet, has written in objecting to the application due to the impact on the view from the grade II listed property in a way that is not in keeping with the area. This matter is covered in the main papers.

In response to the additional comments by the occupiers of Hamsell; the block plan on page 10 has been created by the Council to attach to the committee report and does not form part of the applicant's submission. The plan on page 11 is an extract from plan CL-770-PD-F-01 which was submitted by the applicant at the time of submission.

In regards to the concerns regarding the measurements on the plan, the agent for this application has been contacted and has advised that the measurements provided on the plan are correct and show the relationship with Hamsell. The question of whether the fence is on land owned by Hamsell or The Sheiling relates to a boundary dispute between The Sheiling and Hamsell and is not a planning consideration.

In regards to the report of land raising, this is under investigation by the Planning Enforcement team who have visited the site. The raising of the land levels is a separate matter to this planning application for the fence and bears no relevance to the retention of this fence. The suggested landscaping Condition 1 requires details of planting in the location of the earth raising. This does not affect the ability for this location to accommodate landscaping.

All other matters are covered within the report and the **recommendation remains unchanged.**

## **5.1 TPO 03 of 2015 – Hollym, Clenches Farm Lane, Sevenoaks**

### Additional Statement

This order has been served following a request from local residents. This property has been subjected to development in the recent past, planning application SE/07/00296/FUL – construction of two detached houses with garages with the grounds of the property. The residents are concerned that the new occupiers of the properties would put pressure on the tree owners to substantially reduce or remove these Lime trees. This request has brought these trees to our attention. These Limes are situated on the western boundary. They provide an effective screen between Hollym and the neighbouring property. They can be seen from the adjacent public footpath which runs along the front of the properties. Their removal would be detrimental to the local amenity.

This order will ensure the health and longevity of these trees.

**Recommendation remains unchanged.**