



Late Observations

**DEVELOPMENT CONTROL COMMITTEE
19 May 2016 at 7.00 pm**

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DEVELOPMENT CONTROL COMMITTEE

Thursday 19 May 2016

LATE OBSERVATION SHEET

4.1 - SE/16/00253/FUL United House, Goldsel Road, Swanley BR8 8EX

1. Paragraph 35 of the officer report summarises the views of the KCC Development Contributions team, including a recommendation for the provision of Superfast Fibre Optic Broadband within the new development. The provision of Superfast Fibre Optic Broadband would be dependent on the availability of wider infrastructure in the area which would be outside of the control of the applicant. Whilst it would therefore be unreasonable to require the applicant to provide this it is recommended that the condition be amended to require consideration to the feasibility of providing Superfast Fibre Optic Broadband to the new development.
2. It is recommended condition 37 be amended to:

No development shall take place until details of a scheme to provide utilities connections to the dwellings hereby permitted to facilitate access to infrastructure that meets modern communication and technology needs, including broadband and where feasible Superfast Fibre Optic Broadband, high speed internet cabling and digital TV cabling has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of any of the residential units hereby permitted.

To secure the installation of infrastructure that meets modern communication and technology needs and to avoid the need for retrofitting in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

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