



**Late Observations Sheet 3**

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

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**DEVELOPMENT CONTROL COMMITTEE**

**Thursday 19 May 2016**

**LATE OBSERVATION SHEET (3) [(2) was online only]**

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

**Recommendation A:** That planning permission be granted subject to

- i) the conditions set out below, subject to officers being authorised to make any appropriate amendments arising following negotiations and/or in the light of legal advice -
- ii) in the event a satisfactory legal agreement made under section 106 of the Town and Country Planning Act 1990 (as amended) and any other appropriate legislation being completed no later than 27 May 2016 (or if officers are satisfied that the applicant has agreed in writing to the extension of the statutory period for determination, officers are authorised to agree to the extension of the time for completion of the legal agreement and the issue of the decision notice) ;and
- iii) the S.106 legal agreement including the following requirements
  - 16% affordable housing provision; and
  - Provision, protection and maintenance of public open space.

Then Conditions 1-37 (as amended by late observations sheet (1))

**Recommendation B :** That if the S106 legal agreement is not signed in accordance with the above recommendation (a), then planning permission be refused on the following grounds

- 1) The proposal fails to make provision for affordable housing and it is therefore contrary to policy SP3 of the Sevenoaks Core Strategy and the Sevenoaks Affordable Housing Supplementary Planning Document and the National Planning Policy Framework.
- 2) The proposal fails to make provision for open space and the management of it contrary to policies SP9 and SP10 of the Sevenoaks Core Strategy, and Policies H2 and GI1 of the Sevenoaks Allocations and Development Management Plan.

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