



**Late Observations Sheet  
Development Control Committee  
28 July 2016 at 7.00 pm**

**Late Observations**

This page is intentionally left blank

**DEVELOPMENT CONTROL COMMITTEE**

**Thursday 28 July 2016**

**LATE OBSERVATION SHEET**

**4.1 - SE/16/00594/FUL The White Cottage, Old London Road, Knockholt TN14 7JN**

1. Paragraph 28 of the officer report contains an assessment of the standard of proposed accommodation, including external amenity space which has been found to be acceptable and compliant with relevant planning policy. Notwithstanding this it is recognised that the layout of the development, including in relation to the site boundaries, is such that further extensions or outbuildings would have the potential to compromise the size and quality of external amenity spaces and to impact on neighbour amenity. It is considered reasonable that the Local Planning Authority should have control over potential further development on the site and it is therefore recommended that permitted development rights relating to extensions and outbuildings be withdrawn by appropriate condition.

2. It is recommended condition 8 be added as below:

*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting those Orders) no development falling within Classes A, B, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out.*

*In order to safeguard the residential amenities of existing and future occupiers of the development and surrounding properties in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.*

**4.4 - SE/16/01777/TELNOT Proposed Base Station North of the Woodman, 132 Swanley Lane, Swanley BR8 7XS**

**Consultations**

Swanley Town Council submitted an objection, as follows:

*The Council object strongly to this application and bring to the attention of planners that STC offered a site in Swanley Park in the Birches Car Park and the information contained in the planning documents is incorrect. This installation would affect neighbouring properties and cause highways issues.*

**Representations**

Additional representations have been received, with 7 further objections to the proposal. The objections are as follows:

## Agenda Item

- Health issues and dangers from the pole
- The area is an amenity open space, the proposal would be detrimental to this
- Would compromise the safety of pedestrians
- Visual intrusion
- Out of character with the appearance of the area
- The need for the pole is not clear

The above objections are the same as those which have been discussed within the main report. There are no other issues which have arisen from these additional representations or the Town Council comments which have not been fully taken into consideration within the report.

### **4.5 - SE/15/02900/FUL Hatchlands Farm, Bayleys Hill, Sevenoaks Weald TN14 6NA**

#### For information

The reason for the application being called to the Development Control Committee should read as follows -

This application is reported to the Development Control Committee at the request of Cllr Thornton who has concerns regarding the suitability of the site for the proposed use, the potential impact on the Metropolitan Green Belt and the Kent Downs Area of Outstanding Natural Beauty, the potential impacts on highways safety and the potential impacts on heritage assets.

The applicant could not apply for a change of use of the building under a prior notification application since the building is curtilage listed and so fails to comply with all of the requirements of the relevant section of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The County Broadband Project Director has confirmed that the site is unlikely to benefit from the County's current roll out programme for improved broadband speeds. However, they also state that the Government has recognised the role of other wireless technologies in the delivery of their universal service commitment as technologies such as satellite are almost universally available. In addition, the County Broadband Project Director states that a fibre on demand service from the Sevenoaks exchange could be purchased.

Three letters of representation have been received, following the completion of the report to the Development Control Committee, highlighting the fact that the lane serving the application site has been proposed as a leisure route in the Sevenoaks District Cycle Strategy and raising a concern about highways safety.

Since the lane is proposed as a leisure route at this time and not formally adopted as one the weight that can be given to the status of the route is therefore limited. The issue of highways safety has already been considered by the County Highways Engineer and reported to the Members of the Committee as part of the officer's report.

#### Amended condition

The following amendments should be made to condition 7 and the reason for condition 8 -

7. No development shall be carried out on the land until full details of the surfacing of new vehicle parking areas have been submitted to and approved in writing by the Council. These details shall include a program of implementation that ensures the building is not first occupied until the occupation for the approved office units has been secured by contract. The development shall be carried out in accordance with the approved details.

8. Reason - To ensure the retention of bats in the area and to conserve and enhance the Area of Outstanding Natural Beauty as supported by policy SP11 of the Sevenoaks Core Strategy and policy EN5 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.

### Conclusion

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

This page is intentionally left blank