



**Late Observations Sheet  
DEVELOPMENT CONTROL COMMITTEE  
18 May 2017 at 7.00 pm**

**Late Observations**

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## DEVELOPMENT CONTROL COMMITTEE

Thursday 18 May 2017

### LATE OBSERVATION SHEET

#### 4.1 SE/16/03749/HOUSE Fletchers Oast, Egg Pie Lane, Weald TN14 6NP

##### Further Information

Permitted development rights were removed for any extensions or external alterations to this dwellinghouse under planning permission SE/13/02944.

Permitted development rights were also removed for the erection of outbuildings within the garden of this dwellinghouse under planning permission SE/16/00097 for a replacement garage.

On the basis of these conditions, it is considered that permitted development rights have already been removed at this property and that it is not necessary to impose a further condition.

An informative will however be added, as detailed below:

##### Additional informative:

The following informative to be included -

1. Any planning applications for future extensions are unlikely to be approved as the dwellinghouse already exceeds the limit for residential extensions within the Green Belt.

### Conclusion

The overall conclusions and recommendation for approval held within the main papers remain unchanged apart from the inclusion of the above informative.

#### 4.2 SE/16/03813/FUL Foxbury Farm, Stone Street, Seal TN15 OLW

##### Further Information

For clarification, the affordable housing element of the scheme is not a rural exceptions scheme. The affordable housing is being provided as part of a wider redevelopment of the site, which also includes 60% open market housing.

An example of a rural exceptions scheme is that previously proposed at Forge Field in Penshurst, where only affordable units were proposed to meet a local affordable housing need.

## Agenda Item

Discussions regarding the content of the legal agreement securing the seven affordable housing units continue following the submission of a draft version of the document by the applicant. The legal agreement has not yet been completed.

The draft agreement contains clauses requiring that upon completion of the development, and at all times subsequently, each of the affordable units are allocated to an eligible person who has direct links to the parish, either through living or working within Seal, and if these requirements are not met then allocation should be to an eligible person who has similar links to a neighbouring parish. If these requirements are not met then an agreement can be reached on providing units to other individuals in need of such a dwelling.

The perpetuity period, during which the above clauses apply, is defined within the agreement as being a minimum period of 125 years from the date the agreement is completed.

### **Conclusion**

The overall conclusions and recommendation for approval held within the main papers remains unchanged.