



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
16 November 2017 at 7.00 pm**

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DEVELOPMENT CONTROL COMMITTEE

Thursday 16 November 2017

LATE OBSERVATION SHEET

4.1 /17/02279/FUL Swanley Centre, London Road, Swanley BR8 7TG

Additional representations

Contrary to paragraph 23 of the officer report, adjoining Parishes were not consulted on the planning application. There is no requirement for us to consult adjoining Parish Councils. Notwithstanding this, Crockenhill and Hextable Parish Council's have submitted representations as summarised below. Eynsford Parish Council raised no objection to the previously withdrawn planning application (reference 16/02226/FUL).

Crockenhill Parish Council: objection

- Landscape impact of prominent building;
- Inadequate highways and parking infrastructure;
- Impact on oversubscribed doctors/dentists/schools;
- High rise flats can attract undesirable behaviour;
- Question ability to let proposed shops.

Hextable Parish Council: comment

- Consideration to infrastructure must be taken in view of the already congested roads, oversubscribed medical facilities, etc. Sewers must also be checked as this is a large scale application which will greatly impact on all of these. Even with the reduction of two storeys this is still very high.

9 additional representations received objecting to the application as summarised below:

- High rise flats out of keeping with village/gateway between town and country;
- Overbearing and out of scale;
- Inadequate parking
- Traffic congestion
- Inadequate infrastructure
- Requirement for medical centre prior to additional development;

8 additional representations supporting the application have been received (note these were submitted on template letters).

None of the additional representations raise new issues or change the planning merits of the case which are set out in the officer's report.

Correction to officer report

Paragraph 262 was incorrectly formatted. It should read:

Agenda Item

“In terms of outlook and visual intrusion it is relevant to note that Block 1 would be stepped in height and orientated at an angle to Nightingale House. The revisions also include incorporation of a greater set back from the boundary. The majority of views from within Nightingale House would be towards the lowest element and towards Nightingale Way and the railway embankment beyond. The lower elevations of the building facing Nightingale House would incorporate planting. For these reasons, I do not consider that Block 1 would be visually intrusive or result in unacceptable harm to the outlook of existing and future occupiers.”

Parking demand

The projected parking demand has been generated for each of the proposed uses. Parking demand for the proposed residential use has been calculated on the basis of 0.59 spaces per dwelling. This is based on Government guidance and includes car ownership projections to 2026. The car ownership forecasts have been corroborated by a survey of parking demand within Berkeley Court. The provision of 180 parking spaces for the proposed 303 dwellings would comply with adopted parking standards for town centre locations. The parking standards require up to a maximum of 1 space per dwelling, but this permitted to be reduced in sustainable locations, such as this town centre location.

Parking demand for the proposed uplift in commercial uses has been forecast for up to a maximum of 224 spaces. The provision of 158 parking spaces for the commercial uses would still comply with adopted parking standards, as the 224 is the maximum provision, whilst a reduction is permissible. The proposals are considered to strike an appropriate balance between providing for the needs of those reliant on the use of a private car, encouraging sustainable modes of transport and making efficient use of land.

Housing need

Paragraphs 141-148 of the officer's report refer to the proposed housing tenure and housing size. The Sevenoaks District Local Housing Needs Survey (LHNS) 2017 is relevant to the suitability of the proposed housing in this location. The application site is located within the Swanley St Mary's ward and the North West placemaking area for the purposes of the LHNS. The LHNS identifies that the North West area has the greatest proportion of households within affordable housing (21.2%) of all placemaking areas (above the average of 15% across the District). 8.9% of households within the North West area are within private rented accommodation (below the 12.3% average across the District).

The LHNS also considers the current dwelling stock profile of open market dwellings by placemaking area and the extent to which this varies from the stock profile based on the aspirations (likes) and expectations of households planning to move. The LHNS demonstrates that the proportion of existing 1-bed flats is lower than the expectations of household planning to move. The proportion of existing 2-bed flats is lower than both the aspirations and expectations of households planning to move. This

indicates there is a lack of 1 and 2-bed flats within the North West placemaking area. 93% of the units proposed in the application are 1 (37%) and 2-bed (57%) flats.

Retail/commercial use classes

For clarification, the proposed commercial uses (as controlled by recommended condition 40) include Class A1 (retail), A2 (Financial and Professional Services), A3 (Food and Drink), A4 (Drinking Establishments), A5 (Hot Food Takeaways) and B1 (Business).

Amended conditions

It is recommended that conditions 7 (land contamination) and 10 (sustainable drainage) are amended to allow for phasing of the development:

Condition 7:

No occupation of any of the residential units within any relevant phase shall take place until a verification report demonstrating completion of works within that phase, as set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan and certificates for removed material and imported soils to demonstrate that the site remediation criteria have been met. No development shall take place other than in accordance with the approved details.

Reason: In the interests of pollution prevention and to protect public health in accordance with policy SC1 of the Core Strategy and paragraphs 120 and 121 of the National Planning Policy Framework.

Condition 10:

No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme for that phase have been submitted to and approved in writing by the local planning authority. The relevant phase shall be implemented and thereafter managed and maintained in accordance with the approved details.

Details shall include:

- i) a timetable for its implementation; and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

No development shall take place other than in accordance with the approved details.

Agenda Item

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions in accordance with policy SP2 of the Core Strategy and the National Planning Policy Framework.

4.2 17/00330/FUL Summerhill, Seal Hollow Road, Sevenoaks TN13 3SH

Further information

Reference is made within the officer's report to the site falling partially within the Area of Archaeological Potential (AAP). The AAP covers the western boundary of the site and the footings of the proposed house falls outside of this area.

Since completing the report to Committee two letters of representation have been received, one in support of the application and the other highlights a number of perceived errors in the officer's report to Committee and these matters are referred to below.

The site area for the application includes the area within the red line of the application site, which includes the driveway serving the property. Reference to the construction of a detached double garage is incorrect and this is acknowledged below.

The case officer is entitled to provide their view on the comparison between this application and the application approved in 2014 (SE/14/01632/FUL). Members are able to form their own view on this judgement.

The application was amended following its submission to remove the proposal to demolish the existing garage. It is therefore the applicant's intention to retain the existing garage as part of this scheme. As the Local Planning Authority, we can only consider the application before us. Any future development on the site, including the replacement of the retained garage building, would be assessed on its own merits at the time it is formally proposed.

A landscaping scheme has been recommended to be required by way of condition by the case officer. If Members feel that further controls are required to ensure these works are carried out they are entitled to impose these.

The case officer is entitled to take a different view to previous Inspectors on the matters of the potential impacts on the character and appearance of the area and on residential amenity. It follows that Members are also able to form their own view.

Amended paragraphs within the officer's report

Reference to the demolition of the existing detached garage and construction of a detached double garage is made within paragraph 6 of the officer's report. These do not form part of the development and so should be removed from the report.

Paragraph 39 of the officer's report makes reference to the difference in ridge height between the existing and proposed houses. This difference should read 1.73m.

Amendment to conditions

Conditions 10 and 12 both seek details of levels and so one should be removed. As such, condition 10 should be omitted from the list of recommended conditions.

Conclusion

Aside from the amended paragraphs and the removal of condition 10, the overall conclusions and recommendation for approval held within the main papers remains unchanged.

4.3 17/02701/FUL Suffolk House, 154 High Street, Sevenoaks TN13 1XE

Further information

Since completing the officer report and recommendation to Committee an amended plan has been received. This includes the proposed wall lamps that were originally omitted from View D on the plans.

This change does not materially alter the consideration of the application since the officer has taken account of these wall lamps in their assessment of the proposed lighting scheme.

Amended condition

The following amendment should be made to condition 2 -

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan with red outline date stamped 23rd August 2017, drawing no. 1597-S-63-LAY-02 REV. 04, drawing no. 1597-S-63-LAY-05 REV. 02, Elevations - As Proposed drawing no. JHP-SHS-002, Car park elevations As Proposed drawing no. JHP-SHS-004 Revision A.

Conclusion

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

4.4 17/02993/ADV Suffolk House, 154 High Street, Sevenoaks TN13 1XE

No late observations.

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