

DEVELOPMENT CONTROL COMMITTEE

Thursday 1 October 2015

LATE OBSERVATION SHEET

4.1 SE/15/00118/FUL United House, Goldsel Road, Swanley BR8 8EX

1. Paragraph 18 of the officer report summarises the views of the Planning Policy team. Their original objection to the quantity, mix, type and size of affordable housing has been withdrawn and they now support the proposed on-site affordable housing provision. They are also satisfied that the absence of B1(a) office floorspace from the application would not prejudice the redevelopment of the separate parcel of land allocated for commercial use in the future.

2. It is recommended that an additional condition be imposed to require specific details of the provision of an appropriate 2.5m wide buffer planting zone along the boundary of the site with 55 and 57 Waylands as shown on drawing sk11/A. This planting zone falls outside of the curtilage of the new dwellings and will be subject to management company maintenance, so appropriate type and height of planting can be agreed and maintained with confidence in order to safeguard the residential amenities of these neighbouring occupiers. It is recommended that the maintenance be secured through the S106 legal agreement. It is recommended the condition be added.

3. Alongside the access, a layby is proposed adjacent to 31 – 35 Goldsel Road and an upgraded footpath and cycleway which link via a footpath to a primary school. There are some concerns about this route and the parking spaces for 31 – 35 Goldsel Road during the construction process. A new condition is proposed to address this and amendments to condition 20 (see italics below).

Amend Recommendation

Amend condition 20 and add two further conditions as follows:

20) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall stipulate a scheme for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding;
- measures to control the emission of dust and dirt during construction;
- a scheme detailing the measures to be employed to minimise construction noise disturbance during term time at High Firs Primary School;

- a scheme for recycling/disposing of waste resulting from demolition and construction works.
- a scheme to provide a safe route at all times during the construction process for pedestrians along Goldsel Road and along the footpath to Court Crescent and High Firs Primary School;
- a programme of implementation.

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

35) No development shall be carried out on the land until details of a landscaping scheme for the proposed buffer planting strip to the rear of plots 156-165 has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the following details:

- a) trees and shrubs to be retained (including details of appropriate tree protection measures for the existing trees and shrubs shown to be retained);
- b) soft plantings, including trees, grass and turf areas, shrub and herbaceous areas; their location, species (use of native species where possible), density and size;
- c) enclosures: including types, dimensions and treatments of walls, fences, pedestrian and vehicular gates, screen walls, barriers, rails, retaining walls and location, species and size of hedges; and
- d) any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within fifteen years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. No development shall take place other than in accordance with the approved details and shall be maintained as such thereafter.

Reason: To safeguard the residential amenities of neighbouring residents and to enhance the visual appearance and green infrastructure of the area as supported by policies EN1, EN2 and GI1 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.

36) No development shall take place until details of the layby adjacent to 31 – 35 have been submitted to and approved in writing by the Local Planning Authority. These details shall include a timetable for implementation that is prior to the commencement of works on site. No development shall take place otherwise than in accordance with the approved details.

Reason: To safeguard the parking provision for these properties during and after the construction process and to protect the residential amenities of neighbouring residents as supported by policies 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.

4.2 SE/15/02085/FUL Lady Boswells C of E Primary School, Plymouth Drive, Sevenoaks TN13 3RP

Further information has been submitted by the applicant relating to difficult working conditions within the existing location of the pre-school in the rugby club, the rugby club being an adult environment, a lack of consideration for child safety by the rugby club and a claim that the proposed site for the pre-school is not isolated.

Two further letters of representation have been received both in support of the application citing the benefit to the school that the pre-school brings, minimal harm to the Green Belt, improvement to surroundings and the provision of an essential facility.

In addition to this, a petition has been submitted signed by 245 individuals. The petition also contains many comments of support

The applicant's supporting statement states the "*proposed new pre-school building will be accessed via the Knole Environmental Park for the application*". For clarification, the access track shown on the drawings, is little more than cleared area and a mud track with no surface being provided to this track sloping down to the entrance from the Knole Environmental Park. It is accessed via the service yard/staff park of the leisure centre and gated off from the service area. There is also a second set of gates separating the public car park and staff parking.

Members should note that Sencio raised concerns relating to the applicant's proposal to rely on an access track that is accessed through their private land. The other route available in this location is therefore via the public access to the Knole Environmental Park, which again ends up just being a mud track when approaching the site. There is also no footpath or track which right up to pre school within the school grounds.

For information, the existing staff would continue to park in the Raley's Field car park, which the applicant confirms is a public car park owned by the Town Council and the members of staff have permits for this, which lies approximately 250m from the new building and through the school grounds. The additional member of staff will be encouraged to use other methods to get to work, but if this is not feasible one additional car parking space would be needed in the Raley's Field car park, which the applicant claims has the capacity for this and would need to be subject to separate discussions with the Town Council. One member of staff would continue to use public transport to come to work.

Finally, it is acknowledged that in 2010, the same applicant applied and received planning permission for a pre-school building of a similar size, again in the Green Belt but directly adjacent to the side of the main school building (SE/10/03106/FUL).

This consent has lapsed and in any event superseded by a planning permission granted by Kent County Council for an extension to the side of the school building, which has now been built out and meant that the pre-school building could no longer be built.

A very similar case of very circumstances was put forward and granted as it was considered that the harm to the Green Belt was outweighed by the case presented in addition to the fact that the pre-school building would be grouped with the existing school buildings.

Given these circumstances, it is accepted that the need for the Pre School could well amount to a case of very special circumstances in the Green Belt as a matter of principle. The difference between the previously approved was that the Pre School was located immediately adjacent to the existing school groupings and therefore, the development did not significantly harm the openness of the green belt, as the pre school building was seen against the backdrop of the existing school buildings. As such the need and location together amounted to a case of very special circumstances.

The proposed new pre school building is to be located the furthest point away from the school buildings and also well away the adjacent urban confines of Sevenoaks. The new building is in an isolated building in the Green Belt, which is not seen in context with the adjacent urban confines of Sevenoaks. Given the change in location to a far more harmful location in the Green Belt, this weighs against the development and results in significant harm to the openness of the Green Belt.

The very special circumstances are not sufficient to outweigh this harm associated to the green belt through its siting and so the proposal would remain inappropriate development in the Green Belt.

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

Recommendation Remains Unchanged

Item 4.3 SE/15/00722/FUL 49A College Road, Hextable BR8 7LN

This item has been Withdrawn by the applicant.

Item 4.5 SE/15/01983/HOUSE 11A Hillydeal Road, Otford TN14 5RT

Chief Planning Officer's Comments;

Correction to final sentence of paragraph 30 of the report, to add the text in bold as follows:

“Thus I am satisfied that the proposals would preserve **and enhance** the generally semi-rural and open character and appearance of the wider Area of Outstanding Natural Beauty”

Correction to single sentence of the conclusion at paragraph 37, to add the text in bold as follows:

“I consider the proposals would preserve **and enhance** the character of the Area of Outstanding natural Beauty.”

Recommendation remains unchanged.