



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
29 September 2022 at 8.00 pm**

Late Observations

This page is intentionally left blank

DEVELOPMENT CONTROL COMMITTEE - 8PM START

Thursday 29 September 2022

LATE OBSERVATION SHEET**4.1 22/01526/FUL - Land South East of Bevan Place, Swanley Kent BR8 8BH**

Correction: Within paragraph 365 of the Committee Report, it is stated that all 93 proposed dwellings would be dual aspect; i.e. with windows on at least two walls. It should, however, state that 85 of the 93 units would be dual aspect. Eight dwellings within Block 2, the proposed block fronting Bevan Place, would be single aspect. I am satisfied that this does not change the conclusions of the report and that the accommodation would be of good quality.

Update: Two further public objections have been received following completion of the committee report. The concerns raised, and response to these, are summarised in the table below:

Issue	Response / addressed in committee report at:
Design out of keeping with Swanley	Addressed in committee report under 'Design and Impact on the character of the area' (pg.47) and 'Townscape and Visual Impact (pg.50).
Contribution to congestion	Addressed in committee report under 'Access, Parking and Servicing' (pg.64 onwards).
Requests that ground floor should all be shops, with public toilets provided.	As set out in the committee report, a Class E unit is provided on the High Street which would add to the vitality of this part of the town centre. Given the allocation of the site for housing, the wider need for housing in the District, and the location of the site outside of the primary and secondary frontages, it is not considered necessary to require further retail or commercial uses beyond the High Street frontage.
Development to high relative to surrounding buildings. Tall buildings not appropriate for this location.	Addressed in committee report under 'Design and Impact on the character of the area' (pg.47) and 'Townscape and Visual Impact' (pg.50).
Lack of parking.	Addressed in committee report under 'Parking' (pg.67).

Recommendation Remains Unchanged

This page is intentionally left blank