



**Late Observations Sheet  
DEVELOPMENT CONTROL COMMITTEE  
15 December 2022 at 7.00 pm**

**Late Observations**

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## DEVELOPMENT CONTROL COMMITTEE

Thursday 15 December 2022

## LATE OBSERVATION SHEET

4.1 - 22/02482/FUL - Lyndhurst Cottage, Holly Bush Lane, Sevenoaks, Kent TN13 3UNPublic Comments

Two additional public comments have been received. One in support of the application, commenting on the design, energy efficiency and impact upon the street scene. The other comment received objects to the scheme, commenting on bulk, materials, design and the Conservation Area. These matters have already been addressed within the main papers.

Trees and Landscaping

Late yesterday the applicant clarified that a second tree adjacent to the proposed replacement garage would be removed. A revised drawing has been submitted to show the second tree being removed. No further changes or alterations to drawings have been submitted and the scheme has otherwise remained the same. The Tree Officer originally stated in their comments that they noted several trees and shrubs are to be removed to accommodate the proposed dwelling and raised no objections to this. The Inspector also commented in the appeal decision that regarding trees “*Most of the boundary treatments and trees in and around the site would be retained or similarly replaced*” (para 14) and acknowledges a “*lack of harm to trees*” (para 22).

The Tree Officer has now confirmed they have no objection to the removal of this second tree and it is suggested that the landscaping condition be amended to secure semi-mature replacement tree planting along this boundary, wording below:

**Amend Recommendation - condition 5 amended**

***5. Prior to the completion of the development, full details of the hard and soft landscaping, including boundary treatments and a schedule for maintenance of five years, for the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include replacement semi-mature trees and shall be implemented in the first available planting season following its approval. If within a period of 5 years from the approval of the landscaping scheme any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.***

***To ensure the development respects the character and appearance of the Conservation Area, to comply with policy EN1 and EN4 of the Allocations and Development Management Plan.***

Amend recommendation

Grant Planning Permission subject to the change to condition 5 detailed above.

**4.2 22/02677/FUL - Specialist Lift Services, The Quadrant, 5 Victoria Lane, Sevenoaks**

Comments from the Environmental Health Officer have been received, they are as follows:

*I have no adverse comments or observations regarding the proposal.*

**Amend Recommendation**

Additional condition as follows:

8. The existing hanging clock on the East Elevation shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the development conserves the character and appearance of the area as supported by policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan.

**4.3 - 22/02608/MMA - Site of 60 Bethel Road, Sevenoaks, Kent TN13 3UE**

No Late Observations