



**Late Observations Sheet  
DEVELOPMENT CONTROL COMMITTEE  
16 February 2023 at 7.00 pm**

**Late Observations**

This page is intentionally left blank

DEVELOPMENT CONTROL COMMITTEE

Thursday 16 February 2023

LATE OBSERVATION SHEET

4.1 - 22/01447/FUL - Field East Of High Elms, London Road, West Kingsdown Kent

Two further representations received objecting on the following grounds -

- No addition need for additional gypsy site;
- Devalue properties nearby;

Officer comment

As mentioned in the main report (paragraphs 28- 32), within the District there is an unmet need to deliver a further 37 pitches within the District is clear.

Furthermore, it is considered that there are very special circumstances in this instance to support a recommendation for a temporary planning permission as outlined in paragraphs 92-103 of the main report.

With reference to the representation made relating to the de-valuing properties, it is proven in case law and National Planning Practice Guidance (NPPG), that the protection of purely private interests such as the impact of a development on the value of a neighbouring property is not a valid material planning consideration (NPPG - Paragraph: 008 Reference ID: 21b-008-20140306).

Amendment to condition 5

Condition 5 to read:

The existing eastern boundary hedge as shown on approved plan no. Block Plan shall be maintained at a height of no less than 2m from ground level and should it become diseased or is removed, uprooted, destroyed or dies, another of the same species and size shall be planted in the same place, unless the local planning authority gives its written consent to any variation. The hedge shall be retained and maintained during the lifetime of this permission.

Reason: To preserve the character of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

**4.2 - 22/02747/FUL - Land Behind De Winter House, Granville Road, Sevenoaks, Kent TN13 1DZ**

1 further representation received neither objecting nor supporting however has made the following comments -

- No landscaping condition proposed
- Site levels should be finalised prior to determining the application.

**Officer Comment**

The proposed block plan shows details of indicative planting and soft landscaping measures, together with tree retention. Further information is required by the Landscape and Ecological Management plan that will secure further planting and long term management of the site etc as recommended by the Preliminary Ecological Assessment. As such, it is considered that to introduce a further planning landscaping condition to the permission would be a duplication of condition seven.

In terms of the comment relating to site levels, the submitted drawings show existing site levels and proposed indicative site level changes within the site. A further pre-commencement condition has been recommended (condition three) to ensure that the exact changes in ground levels within the site are acceptable. That said, it is noted that the siting of the dwelling is proposed, when comparing the existing topographical survey plan and the proposed cross-sectional drawings, it is understood that there will be limited cutting operations required to facilitate its siting. It is considered that extent of change of site levels within the site would be minimal and that this issue is adequately addressed by the recommended pre-commencement condition.

**4.3 - 22/02353/MMA - Tonys Corner Shop, 18 Cedar Drive, Edenbridge, Kent TN8 5JL**

No late observations

**4.4 22/02908/FUL - Manor Buildings Powder Mill Lane, Leigh, Kent TN11 9AS**

No late observations