



**Late Observations Sheet
DEVELOPMENT MANAGEMENT COMMITTEE
25 April 2024 at 7.00 pm**

Late Observations

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DEVELOPMENT MANAGEMENT COMMITTEE

Thursday 25 April 2024

LATE OBSERVATION SHEET

4.1 – 24/00225/TELNOT - Telecommunications Equipment South Of Ivy Farm, Main Road

Knockholt Kent

Additional information received from neighbour.

Documentation has been received from a neighbouring resident with concerns about the health effects of 5G.

As outlined in paragraph 58 of the Committee Report, telecommunication development is required to conform with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines. A certificate has been issued to that effect. Public Health England and Ofcom have responsibility for any health and safety matters beyond that.

4.2 – 23/03541/HOUSE - The Willows, 2 Singles Cross Cottages, Blueberry Lane, Knockholt Kent TN14 7NH

No late observations.

4.3 – 23/03054/ADV – Ground Floor, 26 – 28 Pembroke Road, Sevenoaks, Kent TN13 1XR

Additional Comment received and summarised below:

- If used as a vets, this will lead to more vehicle movements and this will impact on existing traffic light junction and vehicle movements.
- Have these issues been given any thought?
- There is no need for any change of use so no comments have been sought.

Officer comment

The issues raised by the neighbour are around the increase in vehicle movements as a result of the change in company that will be using the site. The application being considered is purely for the display of adverts and the only matters that can be considered are visual amenity and public safety in relation to the adverts.

It should be noted that there are no changes proposed to the existing access.

KCC Highways were consulted on the application as required, however, as this is an application for advert consent, they can only comment on the impact of the new signage on public safety and not on vehicular movements.

Supplementary Information

The site has had permission to run as an office since 1998 and no change of use required for the new occupier. There is no change of use that required planning permission.

Amended Plan

The applicant provided amended existing and proposed elevations. No changes to the amount, location or type of advertisement has occurred. The only change was to the compass labelling (e.g. north, south) to reflect the site accurately.

Recommendation

The recommendation remains unchanged with only a minor alteration to condition 7 needed to include the amended plan.

Condition 7 now reads:

The advertisements hereby approved shall be installed in accordance with the following approved plans and details: Email dated 15 Feb 24; Proposed Block Plan; 1388/1202 C2 - Proposed Elevations [Received 19 APR 24]; 1388/1201 C1 - Proposed Elevations [Received 19 APR 24]; Proposed Elevations [COMBINED DRAWINGS RECEIVED 1 FEB 2024]

For the avoidance of doubt and in the interests of proper planning.