



**Late Observations Sheet
DEVELOPMENT MANAGEMENT COMMITTEE
23 May 2024 at 7.00 pm**

Late Observations

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DEVELOPMENT MANAGEMENT COMMITTEE

Thursday 23 May 2024

LATE OBSERVATION SHEET

4.1 – 23/03038/HOUSE – 10 Tudor Drive, Otford, Sevenoaks, Kent TN14 5QP

No Late Observations

4.2 – 23/03534/FUL – Tranby Croft, The Street, Horton Kirby, Kent DA4 9BY

No Late Observations

4.3 – 24/00592/CONVAR – Tonys Corner Shop, 18 Cedar Drive, Edenbridge, Kent TN8 5JL

Consultation responses

The consultation period expired on 9th May but no new responses have been received.

Conditions

Condition 11 of 23/02074/CONVAR was discharged under 24/00889/DETAIL since the committee report was published. It is therefore proposed to alter the wording of condition 11 on this application to reflect the approval of details relating to the Verification report for the surface water drainage strategy.

Condition 11 previously stated:

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

Supplementary Information

It is proposed to change this wording, following the discharge of the condition, to the below:

The approved surface water drainage strategy shall be operated and maintained in accordance with the approved details, reference DWD-4779-CON-00-XX-DR-C-1510-AB, 1512-AB, 1513-AB, 1514-AB, 1515-AB, 1516-AB, 1517-AB, 1518-AB, 1530-AB, 1531-AB, 1532-AB, 2024-03-28 (1), 2024-03-28 (2) and 4779-CON-XX-XX-RP-C-0001-S2-P01-TN-VR.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

Recommendation

Decision remains as per the Committee papers, with condition 11 amended as below.

11) The approved surface water drainage strategy shall be operated and maintained in accordance with the approved details, reference DWD-4779-CON-00-XX-DR-C-1510-AB, 1512-AB, 1513-AB, 1514-AB, 1515-AB, 1516-AB, 1517-AB, 1518-AB, 1530-AB, 1531-AB, 1532-AB, 2024-03-28 (1), 2024-03-28 (2) and 4779-CON-XX-XX-RP-C-0001-S2-P01-TN-VR.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 173 of the National Planning Policy Framework.