



Sevenoaks
DISTRICT COUNCIL

Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
15 March 2012 at 7.00 pm

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DEVELOPMENT CONTROL COMMITTEE

15 MARCH 2012

LATE OBSERVATION SHEET

Item 5.02 & 5.03 SE/11/03260/FUL & SE/11/03261/LBCALT Bridges Charity Café, Bridges, High Street, Edenbridge TN8 5AJ

Items WITHDRAWN from agenda as the planning applications have been withdrawn by the applicant.

Item 5.04 & 5.05 SE/11/01735/FUL & SE/11/03105/LBCALT Kentish Yeoman, 10-12 High Street, Seal TN15 0AJ

SE/11/01735/FUL

Further comments:

Since completing the main report and recommendation two further representations have been received objecting to the proposal on the grounds of parking provision, loss of the pub and the potential harm to the amenity of the future occupiers of the proposed dwellings due to air pollution. Each of these issues has been dealt with in detail within the main report.

In addition to these representations, further comments have been received from our Environmental Health Officer relating to the matter of air pollution. The Environmental Health Officer is concerned about the potential impact air pollution could have on future occupiers of the new units. However, Officers are satisfied that this issue has already been considered and is dealt with in detail within the main report. As a result condition 11 requires that a detailed scheme of ventilation be submitted prior to the commencement of development, which will ensure that the air drawn into the property will be of an acceptable level of pollution.

For clarification the existing pub car park provides a minimum of 24 spaces.

Current parking standards require 2 spaces for 3 and 4 bed houses and 1.5 spaces for 2 bed houses in rural villages, such as Seal. It would therefore be necessary to provide 2 parking spaces for Unit 1 (4 bed house), 2 parking spaces for Unit 2 (3 bed house), 2 parking spaces for Unit 3 (3 bed house), 2 parking spaces for Unit 4 (4 bed house) and 1.5 parking spaces for the summer house conversion (2 bed house). Standards also require a provision of 0.2 spaces per unit for additional visitor parking. This would equate to a minimum parking provision of 10.5 spaces, rounded up to 11 spaces. The development proposes 10 spaces for the residential units. Standards also suggest that parking spaces are best provided side by side, or in another independently accessible form since tandem parking arrangements are often under-utilised. Therefore, an amendment to condition 8 is suggested to require the provision of 11 independently accessible spaces to be retained for the development. This will require some minor alterations to the parking layout over the existing car park hard standing, which can be accommodated within the site.

Agenda Item 7

An amendment to condition 14 has been suggested by Councillor Thornton clarifying that the means of enclosure proposed on the plans submitted is acceptable.

Finally, Members will note that the main report contains two typing errors in paragraphs 64 and 67 where a 'J' has replaced the intended £ sign.

Amend the recommendation, altering conditions 8 and 14 as follows –

8) No development shall take place until details of the layout of areas for the independently accessible parking of 11 vehicles have been submitted to and approved in writing by the Council. The parking areas approved shall be provided and kept available for parking in connection with the use hereby permitted at all times.

To ensure a permanent retention of vehicle parking for the property as supported by policy EN1 of the Sevenoaks District Local Plan.

14) No boundary walls, fences or other means of enclosure, other than those shown on the approved plans, shall be erected on the site boundaries of the approved dwellings despite the provisions of any Development Order.

To maintain the integrity, character and setting of the Listed Buildings as supported by Planning Policy Statement 5: Planning for the Historic Environment.