



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
25 October 2012 at 7.00 pm

Late Observations

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25 October 2012

LATE OBSERVATION SHEET

Item 3.1 SE/12/02319/CONVAR The Wheatsheaf, High Street, Kemsing, Sevenoaks

Amend Recommendation A:

That subject to the submission of an agreed and signed Deed of Variation in respect of the Affordable Housing Contribution by 26th November 2012 planning permission be granted subject to the conditions below:

Page 2, Delete conditions 4 & 8 and replace with the following:

Notwithstanding the submitted drawings, no occupation shall take place until details have been submitted to and approved in writing by the Local Planning Authority of:

- details of any repairs/replacement to the existing boundary wall between this site and the adjacent houses of St Ediths View, Well Cottage and Rose Cottage.
- Proposed means of boundary treatment along the rear of the site

The approved scheme for the means of enclosure around the whole site shall be carried out in accordance with the approved plans prior to first occupation and shall be permanently retained thereafter.

Reason: To ensure a satisfactory appearance within this Conservation Area in accordance with the provisions of policies EN1 and EN23 of the Sevenoaks District Local Plan and policy SP1 of the Core Strategy.

Page 6 Representations:

2 letters of objection received raising the following issues:

- The proposed garage block would result in a high density, overbearing building that would lie just 1970cm from the rear garden wall of Well Cottage and Rose Cottage.
- The garage block would be visually intrusive to nearby residents
- It would be harmful to the setting of the listed building of Well Cottage & Rose Cottage
- The garage would be constructed on what was previously a garden for public use attached to the pub
- Object to the first floor bathroom window adjacent to the boundary with St Ediths View
- An acceptable scheme has already been approved that would have significantly less impact upon local residents amenities and the character of the surrounding area

Para 34:

6th line, replace the sentence beginning with the words *With an eaves height of...* with the sentence *With an eaves height of 1.8m and 2.5 m's and ridge height of 4.039m's....etc*

Supplementary Information

Item 3.2 SE/12/01617/FUL Cold Harbour Farm, Wood Street, Swanley, Kent

Page 13:

- Condition 2 replace drawing number 1957/5A with 1957/6B
- Condition 3 replace drawing number 1957/6a rev 09/12 with 1957/6B and 1957/6A (received 1.10.12) with drawing number 1957/6B
- Condition 5 replace drawing number 1957/6A with 1957/6B
- Condition 7 replace drawing number 1957/6A and 1957/6A(rec'd 4.10.12) with 1957/6B
- Insert Condition 8:

No external storage shall take place without the prior approval in writing of the Local Planning authority.

Reason: To protect the openness and character of the surrounding green belt.

Insert condition 9:

The use hereby approved shall only operate between the hours of 9am – 6pm Mondays to Fridays and 9am – 1pm Saturdays and not at all on Sundays and bank holidays

Reason: To protect the amenities of the surrounding rural area in accordance with the provisions of policy EN1 of the Sevenoaks District Local Plan.