



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
18 April 2013 at 7.00 pm

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

18 April 2013

LATE OBSERVATION SHEET

Item 4.1 SE/13/00081/REM Former Sevenoaks Police Station, Morewood Close, Sevenoaks TN13 2HX

Affordable Housing

Paragraph 48 of the main report sets out the level and type of affordable housing to be provided on site. Following further discussions with the West Kent Housing Association, the mix of housing has been revised. It would still be contained within Blocks B and D but now comprises 8 x affordable rented and 7 x intermediate housing units within Block B (all of which are 2 bed units) , and 7 x affordable rented units in Block D (all 1 Bed units). The scheme would continue to provide 40% of the total units as affordable housing, with a 65/35% mix between rented and intermediate housing, which is in accordance with Policy SP3 of the Core Strategy.

Points of clarification

- Some Councillors have requested a copy of the Outline Planning Permission. This is attached to the late observations.
- A Councillor has requested a comparison between the number of bedrooms illustrated on the outline planning permission, and the number of bedrooms proposed under the reserved matters. The outline scheme proposed up to 118 bedrooms. The reserved matters scheme would provide a total of 106 bedrooms.
- A query has been raised over why the site plan only includes bin stores for three blocks (A, B and C). This is because the bin store to Block D is contained within the building itself.
- A query has been raised as to whether any gate from the dry access route serving Block D would open onto the adjacent footpath. No gate is shown on the plans. An informative can be added to advise that if a gate is installed, it needs to open inwards and not onto the public footpath.
- A query has been raised over the location of the three bed units. These are located within Block A. Overall the unit breakdown across the site would provide 6 x 3 bed units, 39 x 2 bed units and 10 x 1 bed units. The outline scheme illustrated 44 x 2 bed units, 2 x 2/3 bed units, and 6 x 3/4 bed units.

Recommendation

My recommendation remains as per the main report, with the following additional informative

Supplementary Information

Any gate installed on the boundary between the dry access route to Block D and the adjacent public footpath must be designed to open inwards into the site, to avoid obstruction of the public footpath.

Item 4.2 SE/12/02643/HOUSE 74 Brattle Wood, Sevenoaks TN13 1QU

No Late Observations

Item 4.3 SE/12/03416/HOUSE 29 Vine Avenue, Sevenoaks TN13 3AH

1. Paragraph 5 of the Officers report states that the proposed height of the replacement garage will have a height to eaves of 2.4 metres and a height of 4.7 metres to roof pitch. Paragraph 32 states that the height of the proposed garage is to be 4.2 metres.

For clarification, the roof pitch height of the proposed garage at the front is 4.7 metres which reduces in height to 4.2 metres to the rear. This is due to the sloped nature of the proposed roof design.

2. Paragraph 30 states:

"It must be noted however, that there has been a change of circumstances since the approval of planning permission SE?10/01281/FUL, specifically the adoption of the Sevenoaks Residential Character Area Assessment SPD. The specific criteria are outlined in paragraph 29".

It is noted that the specific design criteria is outlined in paragraph 28, not paragraph 29.

Item 4.4 SE/13/00429/HOUCON Lansdowne, 19 Woodside Road, Sevenoaks TN13 3HF

Sheds have also been noted in the front gardens of No.9 x 2, and No.22 (behind a hedge).

Planning permission was granted on 12/4/2013 for works including the retention of two sheds in the front garden of No.9 Woodside Road (ref SE/12/03373/HOUSE). Condition 6 of the permission requires:

'Within one month of the date of this permission the existing sheds within the front amenity area shall be painted or stained dark green. The development shall be carried out in full accordance with the approved details.'



Kent Police
C/O DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent ME14 3EN

SE/11/02471/OUT
Valid on 10th October 2011

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990**

GRANT OF OUTLINE PLANNING PERMISSION

Site : Former Sevenoaks Police Station Morewood Close Sevenoaks KENT
TN13 2HX

Development : Proposed demolition of the former police station and erection of up to
approximately 52 residential units.

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, **HEREBY GRANTS OUTLINE PLANNING PERMISSION** for the development described above, to be carried out in accordance with the application and plans submitted therewith,

SUBJECT TO THE CONDITIONS set out below :-

1) The development to which this permission relates must be begun before:-The expiration of three years from the date of this permission; or-The expiration of two years from the final approval of the reserved matters whichever is the later.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

2) Application for approval of the layout, scale and appearance of the proposed building(s), the means of access, and the landscaping of the site (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the District Planning Authority before any development is commenced. The height of any building fronting London Road (shown as Block A on the approved drawings) shall not exceed 11.2 metres in height when measured from a ground level of 82.6 m Above Ordnance Datum. Otherwise, the scale of the development submitted as part of the reserved matters shall be no greater than the height, width and length parameters stated in the application.

Supplementary Information

Because no such details have been submitted, and to ensure a satisfactory appearance to the development, in accordance with policy EN1 of the Sevenoaks District Local Plan.

3) Application for approval of the reserved matters shall be made to the District Planning Authority before the expiration of three years from the date of this permission.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

4) No development shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the District Planning Authority. The development shall be carried out using the approved materials which shall be retained thereafter.

To ensure a satisfactory appearance to the development, in accordance with policy EN1 of the Sevenoaks District Local Plan

5) Before any development or demolition works commence, all trees to be retained on site shall be protected by fencing in accordance with BS5837: 2005 – Trees in relation to Construction. No works shall be carried out, nor any fires lit, or vehicles, materials or equipment stored within the protected areas. The fencing shall remain in place for the duration of construction works unless agreed otherwise in writing by the Local Planning Authority

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

6) All hard and soft landscape works, as approved as part of the reserved matters, shall either be carried out before the first occupation of any part of the development hereby permitted or otherwise as set out in a programme of implementation (submitted and approved as part of the reserved matters). The landscape works shall be carried out in complete accordance with the approved details.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

7) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed, or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

8) The development shall achieve a Code for Sustainable homes minimum rating of level 3. Evidence shall be provided to the Local Authority - i) Prior to the commencement of development, of how it is intended the development will achieve a Code for Sustainable Homes Design Certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority; and ii) Prior to the occupation of the development, that the development has achieved a Code for Sustainable Homes post construction certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority.

In the interests of environmental sustainability and reducing the risk of climate change as supported in Planning Policy Statement 1, policies CC2 & CC4 of the South East Regional Plan & Policy SP2 of the Sevenoaks Core Strategy.

9) No development shall be carried out on the land until the applicant, or their agents or successors in title, has secured the implementation of a "watching brief". This shall be undertaken by an archaeologist approved in writing by the Council so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written specification and timetable which has been submitted to and approved in writing by the Council.

To investigate and record archaeological features as supported by Policy EN25A of the Sevenoaks District Local Plan.

10) No development shall be commenced until:(a) a site investigation has been undertaken to determine the nature and extent of any contamination, and(b) the results of the investigation, together with an assessment by a competent person and details of a scheme to contain, treat or remove any contamination, as appropriate, have been submitted to and approved in writing by the Local Planning Authority. The assessment and scheme shall have regard to the need to ensure that contaminants do not escape from the site to cause air and water pollution or pollution of adjoining land. The scheme submitted pursuant to (b) shall include details of arrangements for responding to any discovery of unforeseen contamination during the undertaking of the development hereby permitted. Such arrangements shall include a requirement to notify the Local Planning Authority of the presence of any such unforeseen contamination. Prior to the first occupation of the development or any part of the development hereby permitted(c) the approved remediation scheme shall be fully implemented insofar as it relates to that part of the development which is to be occupied, and(d) a Certificate shall be provided to the Local Planning Authority by a responsible person stating that remediation has been completed and the site is suitable for the permitted end use. Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

To protect controlled waters from pollution (groundwater), in accordance with policy NR10 of the Sevenoaks District Local Plan

11) Before development commences, details of acoustic measures to protect the residential units against noise shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before first occupation of the development and maintained as such thereafter.

To ensure a suitable living environment for occupiers of the development, in accordance with policy EN1 of the Sevenoaks District Local Plan

12) The details submitted pursuant to condition 2 shall show land reserved for parking or garaging, and turning of vehicles, including provision for service vehicles where appropriate in accordance with the County Highways Authority's Interim Parking Guidance. The details provided shall also include cycle storage facilities. The submitted details shall include details of surfacing and drainage within the site. Surfaces shall be porous or shall discharge run off to permeable areas within the curtilage or to a soakaway. None of the buildings shall be occupied until the accesses, parking or garage

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spaces, turning areas and cycle stores have been completed in accordance with the approved details. The accesses, parking spaces, garaging, turning and servicing areas and cycle facilities shall thereafter be kept available for such use at all times, notwithstanding the provisions of any Development Order.

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

13) All residential accommodation, excluding garaging, parking spaces and access facilities shall be built with a minimum floor level of 82.30m above Ordnance Datum. External access to residential accommodation shall be provided at a level above 82.3m ODN (with the use of safe walkways to dry access routes where necessary).

To mitigate against flooding, in accordance with NRM4 of the South East Plan

14) The development shall be undertaken fully in accordance with the recommendations of chapter 4 of the Lloyd Bore 'Update to Ecological Surveys' report dated November 2011 (as it relates to the application site), unless agreed otherwise in writing by the Local Planning Authority.

In the interests of nature conservation, in accordance with Planning Policy Statement 9 - Biodiversity and Geological Conservation

15) No development shall take place until details of a lighting scheme have been submitted to and approved in writing by the Council. The lighting scheme shall be designed to be sensitive to bats and in accordance with best practice guidelines contained within the document "Bats and Lighting in the UK" by the Bat Conservation Trust. The scheme shall be implemented in accordance with the approved details prior to first use or occupation of the development hereby approved and shall thereafter be maintained in full working order at all times

In the interests of nature conservation, in accordance with Planning Policy Statement 9 - Biodiversity and Geological Conservation.

16) Before development commences, a scheme to increase the roosting potential for bats within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of bat bricks, tiles and/or boxes within the development site, together with a timetable for works. The development shall be undertaken in accordance with the approved scheme.

In the interests of nature conservation, in accordance with Planning Policy Statement 9 - Biodiversity and Geological Conservation.

17) No development shall take place until the mitigation measures recommended in paragraph 7.5 of the Reptile Survey Report by Lloyd Bore dated July 2009 (as it relates to the application site) have been undertaken in full, unless agreed otherwise in writing by the Local Planning Authority. Details of the location and type of reptile fencing to be erected on site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any demolition works or development. The reptile fencing as agreed must remain in place for the duration of construction works and any damaged fencing must be immediately replaced or repaired. No works shall take

place within any area of the site protected by the reptile fencing unless agreed otherwise in writing by the Local Planning Authority.

In the interests of nature conservation, in accordance with Planning Policy Statement 9 - Biodiversity and Geological Conservation.

18) The development hereby permitted shall be carried out in accordance with the following approved plans: DHA/9167/01

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

The site is within the built confines of the settlement where there is no objection to the principle of the proposed development.

The density of the proposed development layout and the mix of unit sizes is satisfactory.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.

The scale, location and design of the development would respect the context of the site and safeguard the visual amenities of the locality.


The development incorporates an element of affordable housing.

The development would preserve those trees on the site which are important to the visual amenities of the locality.

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

The South East Plan 2009 - Policies CC1, CC2, CC4, CC6, RE3, H1, H3, H4, H5, T4, NRM4, NRM9, NRM10, BE1, LF1, LF2, LF3, LF4, LF5, LF10
Sevenoaks Core Strategy 2011 - LO1, LO2, SP1, SP2, SP3, SP5, SP7, SP8, SP9, SP10
Sevenoaks District Local Plan - Policies EN1, NR10, T8, T10, VP1, EP8, ST10

The following is a summary of the main reasons for the decision:



Robin Hales
Chief Executive

DATED THIS: 16th day of March 2012

Supplementary Information

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate

In this instance the applicant/agent:

Please remove any site notice that was displayed on the site pursuant to the application.