



Late Observations Sheet  
**DEVELOPMENT CONTROL COMMITTEE**  
**13 June 2013 at 7.00 pm**

**Late Observations**

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**DEVELOPMENT CONTROL COMMITTEE**

**13 June 2013**

**LATE OBSERVATION SHEET**

**Item 4.1 SE/13/00360/HOUSE Moorcroft Place, Mapleton Road, Westerham TN16 1PS**

Under, Item for Decision, the first paragraph stating,

‘The Application was considered by the Development Control Committee....’ should be deleted from the report.

The applicant’s agent submitted the following information in respect to the security system and lights,

1. When the security is triggered between 2 posts, only the two nearest posts lights will come on.
2. The lighting is along the security boundary only, it is not 360. There are two per post one facing in each direction.
3. The operators can manually turn on all lights, this is in case of a security breach. But only all the lights if the operator manually selects this.
4. A security alert is a human or large animal (deer, horse) crossing the perimeter. A fox or any smaller animals will not cause an alarm. The system is not set up for size and weight but more the amount of vibration caused.

In respect to Condition 3) the wording is amended to,

The LED camera lights shall only be used when the security alarms are triggered (as set out within the applicants email dated 12<sup>th</sup> June 2013) or for annual maintenance testing.

To protect the visual appearance of the Area of Outstanding Natural Beauty as supported by Policy LO8 of the Sevenoaks District Councils Core Strategy 2011.

**Item 4.2 SE/13/00135/FUL Land to the Rear of Alandene, Till Vanue, Farningham DA4 OBH**

- Email received from Councillor McGarvey raising further concerns regarding parking and impact on the highway in particular access to/from Alandene, Till Avenue, onto the A226 Eynsford Road.

The following comments have been received from KCC Highways in response to these concerns:

“With regard to parking impact, the proposed off-street parking arrangement for the new property meets the recommendations of the currently adopted KCC vehicle

## Supplementary Information

parking standards for a house of this size and there would be no justification in raising a KCC Highways and Transportation objection on parking related grounds.

Furthermore, I have checked our personal injury accident data for this locality and there are no recorded accidents at, or within 100m of the junction of the site access road and the A225 recorded in the 10 year period up to the end of September 2012 – the most recent cut-off date of our database. It is noted that accidents have been recorded in the proximity of the Farningham High Street junction with the A225 and more specifically at the junction of the A225 and the A20 in this time period but not so in the proximity of the planning application site access.

The access track is private and of an unsurfaced nature and restricted width – although it widens slightly at its junction with the A225. However, whilst the track is sub-standard in the sense that it does not meet adoptable highway standards, it must be considered that it is a private track which already serves as a primary means of access for 5 other properties and it would therefore be very difficult to justify any intensification of use-related highway ground of refusal unless there were a significant existing highway safety-related issue associated with the track itself or with its junction onto the A225 which there is not.

As a final point of note, the same conclusion of no highway objection was reached in respect of the highway impact for the previous residential proposal at this locality (ref 12/00702) and so this current advice is consistent with that which has been given previously. Consequently, whilst the previous proposal was refused planning permission, no highway ground of refusal was included and so a significant change in impact upon the public highway network from that associated with the previous proposal would have to be demonstrated in order to justify any change in recommendation.

In conclusion, there is no Kent County Council Highways and Transportation objection to this proposal subject to the previously recommended wheel washing requirement throughout the duration of construction works”.

- The question has been asked as to whether the land the subject of this application is designated for example as open space. To confirm, this land is currently residential curtilage and does not benefit from any formal designation.
- In the event that members are minded to approve this application it is recommended that the following drainage condition be added.

*“No development shall take place until full details of the proposed surface water drainage systems have been submitted to and approved in writing by the Council. Any approved scheme shall be completed to the written satisfaction of the Council prior to the occupation; of the development.*

*Reason: To ensure that the surface water discharge from the site will not be detrimental to the existing sewerage system”*

- Clarity has been sought regarding the difference between the current application and the previously refused application. The principle differences are:
  - The removal of the attached garage;

- Reduction in the overall width of the dwelling from 11.45 metres to 8.5 metres;
  - Increase in the overall depth of the dwelling from 10.25 metres to 10.7 metres;
  - Reduction in distance from the front boundary from 3.6 metres to 1.1 metre to allow for a greater area of rear amenity space;
  - Increase in distance from the shared boundary with Laburnums from 1 metre to 1.9 metres;
  - Increase in distance from the shared boundary with Alandene from approximately 1 metre to 5.3 metres;
  - Increase in overall height to ridge from 5.15 metres to 6.4 metres; and
  - Reduction in the overall footprint by approximately 16% from approximately 94 metre square to 81 metre square.
- The property adjoining the north west boundary of Alandene is referred to in the Committee report as Marion Cottage. This same property is referred to in other submissions as Marjon Cottage and Fremingham Cottage. This is the property address as Marjon Cottage on site.
  - For clarity, and in response to concerns raised regarding the insertion of additional windows and roof lights, in the event that members are minded to approve this application it is recommended that condition 6 be amended to read as follows:

*Despite the provisions of any development order, no extension or external alteration (including the insertion of any additional windows to the elevations and roof), shall be carried out to the dwelling hereby permitted and no outbuilding shall be erected within its curtilage.*

*Reason: To safeguard the character and appearance of the area and amenities of future occupiers in accordance with policy EN1 of the Sevenoaks District Local Plan and the National Planning Policy Framework.*

### Group Planning Manager Comments

Having regard to Kent Highway Services comments please note that the existing access serves as a primary means of access for 7 other properties not 5 as cited by KCC Highways.

### **Item 4.3 SE/13/00628/FUL White Gables, High Street, Farningham, Dartford DA4 ODB**

This item was removed from the DC Committee Agenda on Monday 10<sup>th</sup> June 2013.

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