



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
07 January 2014 at 7.00 pm

Late Observations

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7 January 2014

LATE OBSERVATION SHEET

Item 4.1 - SE/13/02683/FUL - Darenth House, 60 High Street, Otford TN14 5PQ

Officer comment

Paragraph 37 of the report shows a typographical error stating that there is approximately 25 vehicle parking spaces within the site. As already stated in paragraph 6, the off-street parking provision within the site is 35 spaces. This is correct and paragraph 37 should read 35 vehicle spaces not 25.

A consultee response has been received by Kent County Council Highways Officer with a response raising no objection to this proposal.

Further consideration has been given to the potential impact of the development to adjacent and opposite neighbours by the installation of external lighting units upon the building. To ensure that any additional lighting units would not have a potential impact or their impact can be adequately assessed, it would be reasonable to impose a further condition making the request for details of any external lighting units to used (if any) and any internal lighting outside the opening hours of the unit. This would be in accordance with Policy EN1 of the Local Plan. The additional condition proposed is:

“No development shall take place until details of any external lighting and any details of any internal lighting to be used outside the opening hours of the site have been submitted to, and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation, a schedule of equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles, isolux diagrams) and a written assessment of the impact of such a scheme. The approved scheme shall be carried out in accordance with the approved details and maintained thereafter and no further lighting shall be introduced into the site without the prior approval of the local planning authority.

Reason: To control and minimise the impact of light pollution in the locality, in accordance with Policy EN1 of the Local Plan.”

Recommendation

That permission is granted, as per the main papers and urgent update.

Item 4.2 - SE/13/03057/DETAILS - Land West of 5 Mill Lane, Shoreham

Wheel Washing

The agent has confirmed that the wheel washing facility on site will be used whenever required as set out in item (v) of the Construction method statement.

Key to Site Plan

Supplementary Information

The key to the site plan will also be covered in the officer's presentation.

Pink – bricks and blocks to be stored

Green – small moveable items to be stored

Blue – site office/rest room)

Yellow-plant (firstly small excavator and dumper for ground works, then forklift). Please note that the yellow does not show up on the committee plan but will be shown as part of the officer's presentation.