



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
16 October 2014 at 7.00 pm

Late Observations

This page is intentionally left blank

DEVELOPMENT CONTROL COMMITTEE

16 October 2014

LATE OBSERVATION SHEET

4.1 SE/14/02577/FUL Ragstone, 1 The Vine, Sevenoaks TN13 3SY

Paragraph 5 should read 67.3m

10 parking spaces are proposed.
3 visitor parking spaces are proposed.

4.2 SE/14/02288/FUL – C Bolter Ltd, Carlton Works, St Johns Hill, Sevenoaks TN13 3NS

Para 27 should read 'unviable'

A query was raised about the measurements of the development from the rear of the properties on Golding Road. These measurements have now been checked on site. The distance between the closest habitable windows at no's 18 and 20 is 32.6m. No 18 has a single storey extension that has a bathroom window that is located 27m from the rear elevation of the application site.

SDC parking have been asked about the likelihood of permits being issued to residents of the development for use of the St Johns Car park. The comment received is:
'It is unlikely that we would issue residents permits to use the local car parks – the few permits that are issued for those car parks are to immediate residents only, and the Carlton Works site would be somewhat further than we would allow.'

For information on both applications, the Affordable Housing Supplementary Planning Document – Affordable Housing - states in paragraph 6.3:

'The policy [SP3] is not intended to operate in a way that renders development unviable and thereby reduces development coming forward. Section 8 explains how viability issues will be considered so that where it is demonstrated that development would not be viable with contributions required under the policy, the level of contribution can be reduced or waived to ensure that development remains viable'.

Section 8 explains that where a developer or landowner considers that there significant constrains affecting a development that would be sufficient to jeopardise or prevent them from meeting the Councils affordable housing policy targets, this will need to be demonstrated to the council by the submission of a suitable financial appraisal. If the Council seeks independent advice regarding such a submission, the developer would be expected to pay the councils costs for this advice.

4.4 SE/14/02209/HOUSE – 39 Redhill Wood, New Ash Green, Kent DA3 8QP

Some errors were identified on the application plans during the site visit this morning. The errors relate to the position of the neighbouring property (number 40 Redhill Wood) in Late Observations

Agenda Item

relation to the host dwelling and not any elements of the proposed extension on the application site. The dimensions of the proposed extension on the floor plan and elevation plans therefore remain accurate. To clarify the other measurement, further measurements were independently obtained on site this afternoon. These confirmed that the distance between the two properties flank wall was 3m as set out in the report (not 2.5m as illustrated on the existing elevation drawing) and that the extension would project approximately 1m beyond the front elevation of the neighbouring property (not the porch) not 2.2m as indicated on the block plan and floor plan drawings.

In addition, there are a number of descriptions which the agent has confirmed including that on the proposed first floor plan the room annotated 'Kitchen' will remain the bathroom and the duplicate proposed first plan is indeed the proposed ground floor plan with the utility room.

These factual corrections to the plans do not alter the conclusions of the report and the recommendation is unchanged.

5.1 - TPO 11 of 2014 – Land to the East of Swanley Park, New Barn Road, Swanley

A further letter of support has been received from a resident of Haven Close which abuts the land which is the subject of TPO 11 of 2014. The resident would like to register his support for the TPO and has referred to the woodlands being very important for many species of birds and other wildlife, such as Hedgehogs and Dormice. He has also referred to the woodlands being greatly used by local residents and that there are many well established footpaths of 20 plus years. He has finished by stating that he would like to see the woodlands preserved for the enjoyment of future generations.