



**Late Observations Sheet**  
**DEVELOPMENT CONTROL COMMITTEE**  
**29 January 2015 at 7.00 pm**

Late Observations

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**DEVELOPMENT CONTROL COMMITTEE**

**29 January 2015**

**LATE OBSERVATION SHEET**

**4.1 SE/14/03286/FUL - Barn Field, North East of Underriver Vineyard, Rooks Hill, Underriver**

Condition 2 altered to:

*The development hereby permitted shall be carried out in accordance with the following approved plans: P-0100B, P-2030A, P-2010C, P-1000B, P-2020A, P-1500B, P-0150A, P-1550B*

Condition 4 altered to read:

*No development shall be carried out on the land until full details of hard and soft landscape, hard surfacing materials (including the access drive) and boundary treatment works (including the entrance gates) have been submitted to and approved in writing by the Council. Those details shall include:*

- a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities);*
- type, height and material of new boundary treatments;*
- type of hard landscaping material to be used; and*
- a programme of implementation*

The details shall be implemented as approved prior to occupation of the dwelling and retained as such thereafter.

Condition 6 altered to read:

*No development shall be carried out on the land until details of the materials to be used in the construction of the external surfaces and the fenestration of the dwelling hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials*

Condition 12 altered to read:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials including size and type of vehicles –to access the site during construction in light of the constrained vehicular access.
- storage of plant and materials used in constructing the development
- wheel washing facilities
- measures to control the emission of dust and dirt during construction

Condition 15 altered to read:

*No walls, fences or other means of enclosure shall be erected on the application site despite the provisions of any Development Order.*

# Agenda Item

Additional condition to read:

Condition 18:

*Notwithstanding the approved plans, no development shall be carried out until details of the louvers on the sliding doors has been submitted to and approved in writing by the Council. The louvers shall be fixed as per the approved detail and retained as such thereafter.*

Reason: to protect the character of the AONB and wider countryside in accordance with policy LO8 of the Core Strategy

Planning History:

80/00951/HIST -Erection of a detached farmhouse with garage. Refused  
This related to the current site of Underriver vineyard, to the south-west of the application site.

82/00507/HIST - Erection of one detached bungalow and treble garage and construction of a cesspool for use in connection with agriculture. Granted  
This is the initial permission for the Underriver vineyard building, to the south-west of the application site. The permission included an agricultural occupancy condition.

89/01543/HIST - Erection of agricultural Store. Permitted development  
This refers to the application site itself and the barn that is proposed for conversion. The barn was erected as agricultural permitted development

03/00249/CONVAR - Removal of agricultural occupancy condition of planning application SE/82/00507. (Re-application of SE/02/00648). Refuse

03/01636/LDCEX - Lawful development certificate for the use of land for residential purposes in breach of condition 6 of application SE/82/0507. Granted  
This confirmed the removal of the agricultural occupancy condition on the Underriver vineyard building, to the south-west of the application site

To provide further advice to Members the test in regards to the impact of development on the Area of Outstanding Natural Beauty as laid out in the Countryside and Rights of Way Act 2000 and also Policy LO8 of the Core Strategy is to preserve and enhance the natural beauty of the AONB. The National Planning Policy Guidance states that great weight should be given to conserving the landscape and scenic beauty of AONBs.

Officers are aware that Members have received a rebuttal letter from a local resident. It runs through a number of rebuttals against comments in the officer's report and contains matters of disagreement with officer opinion.

## **4.2 – SE/14/02434/FUL – 10 The Drive, Sevenoaks TN13 3AE**

This item has been withdrawn from the agenda.

## **4.4 – SE/14/02892/HOUSE – 56 Station Road, Halstead, Sevenoaks TN14 7DJ**

Further comments from the Conservation Officer –

If Members are minded to approve the application then the impact of the fence could be mitigated to some extent by painting a more harmonious shade. Dark green would be preferable.

**4.5 – SE/14/03462/CONVAR – 52B Pilgrims Way East, Otford, Sevenoaks TN14 5QW**

Amendments to conditions -

Condition 2 - be changed to read: The external materials shall be those approved under condition SE/14/03611/DETAIL.

Condition 4 - be changed to read: The archaeological works shall be carried out in accordance with the details approved under SE/15/0080/DETAIL.

Condition 7 - be changed to read: Part (i) of the condition has been discharged under condition SE/14/03687/DETAIL.

(ii) Prior to the first occupation of the dwelling(s) hereby approved, a written assessment, carried out by an appropriately qualified Code for Sustainable Homes Assessor upon the completion of the development and detailing a "Code For Sustainable Homes" rating of a minimum of 3 shall be submitted to and approved by the Local Planning Authority in writing.

**4.6 – SE/14/03999/PAE – Meadowbank, 79 College Road, Hextable BR8 7LW**

1. RECOMMENDATION: That Prior Approval is not required
2. No neighbour representations have been received since the report was written.
3. To provide clarification: The application SE/99/1122 refers to the cloakroom/sitting room to the existing dining room on the north of the dwelling. Therefore, it will not affect this recommendation, which extends out from the rear of the original property.

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