



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
12 November 2015 at 7.00 pm

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 12 November 2015

LATE OBSERVATION SHEET

4.1 – SE/1502253/FUL Ragstones, 1 The Vine, Sevenoaks TN13 3SY

Update

The applicant has provided further amended plans following the discovery of a discrepancy on the side elevation drawings. The plans now show the correct height relationship between the proposed building and neighbouring buildings shown dotted on the plans. It is important to note these discrepancies have been resolved to marry these elevations with the front elevation drawing, and that the actual height of the building has not been increased. This height is still as specified in the report at 13.2 metres to the top of the gable feature. For clarity, Members should note that, due to the varied land levels on the site, this height has been measured from the level of the existing property shown dotted in blue on the submitted plans.

Conditions

Members should note that condition 2 has been updated to reflect the plans submitted for approval.

Condition 12 has been added to ensure that the roof lights in the north facing elevation are high level, in order to prevent overlooking.

Recommendation

That permission be granted as per the main report, subject to the following amended / additional conditions –

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: P20B, P22B, P30C, P71C, P72G, P73G, P74C, P92A, P93D, 94A, P901A
- 12 The rooflights in the north facing elevation of the proposed building shall be installed with a minimum cill height of 1.7 metres above the floor of the room in which the roof lights are installed.

Reason: To protect the privacy of the neighbouring property, in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

4.2 – SE/15/02624/CONVAR – Asda Stores Ltd, London Road, Swanley BR8 7UN

Officer comment

Cllr Rosen had requested that the Council's Environment Health team undertake their own noise analysis. However, the Council does not undertake monitoring in respect of planning applications; it is for applicants to assess the potential noise impact for their proposal.

The Rationale behind this is that assessments for this type of scenario are usually undertaken to BS 4142:2014. This is relatively technical and takes into account the Late Observations

Agenda Item

psychoacoustic effects of a noise source, weighting the level for tonality or impulsiveness that would make it more noticeable. It would be impracticable for the Council to undertake measurements to validate a submission made by an applicant. However it is not uncommon for Environmental Health to agree the methodology and extent of an acoustic report before it is undertaken and frequently verify predicted levels etc. by undertaking our own calculations using the original measurement data.

As such no monitoring of the site has been undertaken as there is no requirement to.

An email has been received by the applicant's agent specifying that they would like to remove the extension to delivery hours being proposed on Christmas Day.

Upon considering this request, it is unlikely that Asda would be operating on this day of the year and there is no objection to this proposal. As such the proposed conditions should read as follows:

Condition One – should now be read as:

“No deliveries shall be made to the ASDA Store except between 05:00 and 23:00 hours on Mondays to Saturdays and between 06:00 and 23:00 hours on Sundays and at no time on Christmas Day.

Reason: To protect the amenities of surrounding residential properties in the area in accordance with policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.”

Condition Two –should now be read as:

“Notwithstanding condition one, the number of deliveries to the Adsa Store shall be restricted to no more than 2 deliveries between 0500 and 0630 hours, no more than 2 deliveries between 2200 and 2300hours Monday to Saturdays and no more than 2 deliveries between the hours of 0600 and 0800 hours and no more than 6 deliveries between 1500 and 2300 hours on Sundays.

Reason: To protect the amenities of surrounding residential properties in the area in accordance with policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.”

Condition Three – remains unchanged.

Recommendation

That permission be granted, as per the main papers and late observations.