



**Late Observations Sheet  
DEVELOPMENT CONTROL COMMITTEE  
16 June 2016 at 7.00 pm**

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DEVELOPMENT CONTROL COMMITTEE

Thursday 16 June 2016

LATE OBSERVATION SHEET

4.1 - SE/16/00918/FUL Bradbourne Car Park, Bradbourne Park Road, Sevenoaks TN13 3YD

Update on representations

As of today's date, 475 representations have been received in relation to this application (some of which are multiple representations from the same person)

This can be broken down into 460 representations in opposition to the scheme, and 15 in support.

The letters received since writing of the main report largely cover the same issues raised and listed in the report. The following comments have also been made in addition to those listed in the report -

- Concern over way in which representations have been reported and inaccuracy over number of representations. *(Officer note - an update is provided above as to the number of representations. The alleged inaccuracy appears to relate to those representations received post drafting of the report)*
- The development fails to meet SPG 4 hotel parking standards in relation to hotel spaces.
- New landscaping will take years to grow
- The assessment assumes that all permit holders will agree to move into the new car park at additional cost. Some permit holders have objected to this - and will lead to more vehicle movements
- Short stay parking will increase - with more vehicle movements
- The above will generate more vehicle movements
- The air quality report by Environmental Health is not adequate
- All additional movements will impact negatively on air quality
- The permit parking map is misleading - there are no season ticket permits on Bradbourne Park Road
- Surveys undertaken show there are less cars with street permits parked on roads than specified
- SDC has not asked permit holders for their views
- Freeing up street bays will not help with local school traffic.
- Removal of guard railing on London Road would be unsafe

Officer response

The comments in the main report have been grouped to show members the level of objection to each point, given the significant responses received. Members will be well aware that the list is a summary, and that full comments are available to read online.

The hotel development is not part of the consideration of this application.

## Agenda Item

New landscaping naturally takes time to grow. It will help soften the development but is not being argued that it will screen it.

In some cases, existing permit holders may not want to, or be able to purchase a season ticket in the new car park. However the acceptability of the development is dependant on the removal of permit spaces, and this will occur as required by planning condition. Whether this would increase demand for unrestricted parking elsewhere in the town is debatable. Given the unavailability of unrestricted street parking close to the station, and the fact that people are already prepared to pay for street permits rather than park further afield, it is unlikely that this would lead to any material displaced traffic elsewhere.

Officers do not consider that the freed-up street parking spaces would be heavily used or materially affect traffic in the area. At best they would most likely provide alternative parking for school traffic or local shops and would be unlikely to create new trips.

The comments on air quality are noted. Environmental Health Officers maintain that the development will not create unacceptable conditions.

Officer's note that there are no season ticket permits on Bradbourne Park Road, and have not assessed the scheme on this basis.

No material weight has been given to any alleged benefits that school parking would improve, as such benefits would be limited.

The removal of guard railing is no longer a requirement of Kent Highways.

The Council's parking team has reviewed the number of permits issued on Mount Harry Road and Hitchen Hatch Lane. This now stands at 61 permits. It is understood that the difference relates to the fact that some permits have not been renewed in the time between preparation of the application and the present day.

### Other matters

Kent Highways have requested a further condition to control construction deliveries and site parking. This is included below.

A technical note has been submitted by objectors to the scheme which questions the content and findings of the Transport Assessment. This note was submitted to the Council late yesterday afternoon. The applicant has submitted that the discrepancies raised in the note had already been identified and addressed with Kent Highways. Kent Highways have also commented that the note does not raise any issues which would change their assessment of the scheme.

Members may be aware that an application for a hotel development has now been submitted for the Sennocke car park site. Members are reminded that this application should be determined on its own merits, and that parking requirements associated with the proposed hotel will be considered in the appraisal of that application.

A member has queried the finish of the fins on the elevation of the car park. These will be coloured, the details of which are subject to a planning condition.

A local member has queried why the development has no lifts and the impact of this on persons such as parents with pushchairs. The applicant has responded that the car park is predominantly designed as a long stay commuter car park, and that such people can use ground floor parking (officer note such parking would be more likely at weekends when the car park is not generally in use by commuters).

A local member has queried the number of light columns proposed on the top floor of the car park. 20 lights are proposed. Details of lighting are subject to a planning condition.

### Recommendation

My recommendation remains to approve the development, subject to the following additional condition:

16 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
- timings of deliveries
- storage of plant and materials used in constructing the development

To control the impact of the development on the public highway and in the interests of highways safety, in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

### **4.2 - SE/16/01023/FUL Land North East of Magistrate Court, Morewood Close, Sevenoaks**

### Clarification

For clarification, the County Highways Engineer was provided with the further information referred to in paragraph 55 of the officer's report prior to the report being completed. It is therefore the case that the Highways Engineer's comments included in the officer's report have already taken account of the further information and raise no objection to the revised trip generation provided.

### Further consultee responses

The following further comments have been received from consultees -

#### *County Highways Engineer - 13.06.16 (Summary)*

No objection raised subject to conditions being included on any approval of planning permission requiring the completion of a S278 Agreement and the maintenance of visibility splays at the exit of the site. See additional recommended conditions below.

## Agenda Item

### *County Biodiversity Officer - 14.06.16 (Summary)*

No objection raised subject to conditions being included on any approval of planning permission relating to reptile mitigation, breeding birds, lighting, restoration and enhancements. See additional recommended conditions below.

#### Additional conditions

In response to the above comments the following conditions should be added to the recommended list of conditions -

No works shall be carried out to the highway until a S278 Agreement has been entered into with the Highways Authority.

Reason - In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

The visibility splays shown on the approved plan drawing number 11403-T-01 Rev.P4 shall be provided and maintained with no obstructions over 0.6 metres above carriageway level within the splays prior to the use of the site commencing.

Reason - In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

The mitigation and enhancements detailed within the submitted reptile survey report dated May 2016 shall be fully implemented. No development works can commence (including vegetation clearance) on site until the reptile mitigation has been completed.

Reason - To ensure the long term retention of biodiversity in the area as supported by the National Planning Policy Framework and policy SP11 of the Core Strategy.

Prior to any works to trees on the site being carried out an ecologist must examine the site and if any nesting birds are present all works in that area must cease.

Reason - To ensure the long term retention of biodiversity in the area as supported by the National Planning Policy Framework and policy SP11 of the Core Strategy.

No lighting shall be installed on the site until details of lighting has been submitted to and approved in writing by the Local Planning Authority. Lighting shall then be installed in accordance with the approved details.

Reason - To ensure the long term retention of biodiversity in the area as supported by the National Planning Policy Framework and policy SP11 of the Core Strategy.

#### Amended conditions

The following recommended conditions should be amended as follows -

2. The development hereby permitted shall be carried out in accordance with the following approved plans: DHA/11402/01, DHA/11402/02 and 11403-T-01 Rev.P4.

6. The development shall be carried out wholly in accordance with the Code of Construction Practice dated 20<sup>th</sup> May 2016.

8. The recommendations, mitigation and enhancements contained within sections 4 and 5 of the Extended Phase I Habitat Survey, dated March 2016, and section 4 of the Reptile Survey Report, dated May 2016, shall be fully adhered to.

### Kent Police

A meeting with Kent Police has taken place since the officer's report was completed but no formal comments have been received following this. Condition 9 of the recommendation should therefore remain but the suggested wording should be amended to read as follows -

Prior to the commencement of the use of the temporary car park by the public details of measures to minimise the risk of crime that are to be incorporated into the development, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED), have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the first use of the temporary car park and thereafter retained.

### Signage

No signage has been proposed as part of the scheme submitted. However, the applicant should be informed by the informative below that any signage should gain the necessary consent before being erected -

The applicant should be aware of the need to gain the appropriate consents prior to erecting any signage within or around the application site.

### Conclusion

Aside from the amended and additional conditions and informative above, the overall conclusions and recommendation for approval held within the main papers remains unchanged.

## **4.3 - SE/16/00306/HOUSE Long Range, Rock Hill, Orpington BR6 7PP**

### Planning History Clarification

15/00877/HOUSE - *'Replacement of existing two storey rear extension, erection of extension to enlarge hall, alterations to fenestration and reposition and rebuild of garage with connecting roof to existing house and installation of 8m<sup>2</sup> of photovoltaic panels. Raised pathway to front, and extension of patio to the rear'* previously shown as Granted was actually Refused on 16.07.16 as the proposal increased the footprint to 130% not in accordance with GB1 of the ADMP.

08/00644/FUL - *'Replacement garage. Replacement roofs (pitched roofs to replace flat roofs)'* - Approved

The existing garage was to be replaced like for like (no increase in footprint on existing) and new pitched roof over an existing single storey extension, which was considered alone to have no significant impact. These works have not taken place.

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