



Late Observations Sheet

DEVELOPMENT CONTROL COMMITTEE
07 July 2016 at 7.00 pm

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DEVELOPMENT CONTROL COMMITTEE

Thursday 7 July 2016

LATE OBSERVATION SHEET

4.1 - SE/15/03912/FUL Entrance Gates at Wildernesse Avenue, Sevenoaks TN13 OEA

Concerns have been raised regarding the proposal appearing as a gated community. The proposed gates would only be across the vehicle access point. Pedestrians and cyclists would be able to walk around these vehicle gates and gain unrestricted access into the Wildernesse Estate. The pedestrian gates onto Seal Hollow Road will be fully openable. It is also proposed to have a keypad system where any vehicle driver can enter a displayed number to open the gates. As such access would be possible to the site by anyone in the site.

Two of the entrances on the Wildernesse Estate already have existing gates in place, that at the junction with Seal Hollow Road, and that at the junction with Park Lane. These existing gates for the majority of the time are kept open. However there is nothing under the planning regulations that would prevent the existing gates being kept closed and only opened when cars are passing through.

The proposed gates are only 1.2m (4 foot) high wooden lattice gates and would not result in the creation or even perception of a gated community.

It has also been suggested that a rising arm barrier would be preferable. The Council's Conservation Officer has been further consulted on this point and has advised that a side hung gate is a far more traditional form than a modern raised barrier which, when open, results in an incongruous vertical element rising above the post. As such a side hang gate would be more appropriate for the setting of the Conservation Area.

Recommendation Remains Unchanged

4.2 - SE/16/01213/FUL Asda Stores Ltd, London Road, Swanley BR8 7UN

For information

On further reviewing the Council's Constitution, it is now evident that whilst the Council owns the land that Asda stands on, this is not the trigger to require a planning application to be heard by the Committee. The trigger is that the Council is making the application.

It is therefore the case that in this instance this application need not have been reported to the Development Control Committee. Unfortunately this was not noticed until the agenda was made public otherwise the application would not have been placed on the agenda for the Development Control Committee.

Agenda Item

Conclusion

Aside from the amended condition below, the overall conclusions and recommendation for approval held within the main papers remains unchanged.

Amended condition

Following the submission of an amended plan showing a dwarf wall at the base of the proposed extension the recommended condition for the approved plans should be amended as follows -

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 15-625 PL-01 and 15-625 PL-02 Rev.A.