



**Late Observations Sheet  
DEVELOPMENT CONTROL COMMITTEE  
20 October 2016 at 7.00 pm**

**Late Observations**



## DEVELOPMENT CONTROL COMMITTEE

Thursday 20 October 2016

### LATE OBSERVATION SHEET

#### 4.1 - SE/16/01547/FUL Sennocke Car Park, Hitchen Hatch Lane, Sevenoaks TN13 3AY

The Tree Officer's latest comments, which should have been reported as part of the main report, were provided on the 8<sup>th</sup> September 2016 and are as follows -

*'Further to my previous comments, I have now met on site with the applicant's Arboriculturist to discuss the line of Sycamores located within the south eastern corner. His views agree with my own that the trees are not great specimens but they do offer some amenity as a bulk. We did discuss the retention of some and formative pruning of others. I explained that I was not happy about the loss of these trees to simply accommodate two disabled parking bays. I have now been informed that this area is not just for the creation of two parking bays but it is also required for the manoeuvrability of delivery vehicles to the rear of the building, which is necessary for the management of the inn.*

*I have reviewed the importance and therefore retention of these trees in the light of this new information. Should the Sycamores be removed, it will have a negative impact on the surrounding area as far as visible amenity to the area. The area could be replanted with suitable specimens of an adequate size. They would in time replace the lost amenity and be a better condition tree requiring less maintenance and have greater benefit in the longer term.*

*Should they be retained manoeuvrability will require continued maintenance due to their poor previous maintenance. I am inclined to recommend acceptance of the loss of these trees in favour of new suitable planting. I would add that the new trees need to be planted at the earliest stage of the development and not the week before the contractors are due to leave site, this should be conditioned and attached to any consent provided.'*

In response to these comments Condition 5 recommended in the officer's report requires that the programme of implementation shall include the replacement of the removed Sycamore trees at the earliest stage of construction works as possible and protection of the replacement trees thereafter until works are completed on site. Condition 6 goes on to protect the replacement trees, and all other approved soft landscaping, for five years from the completion of the development.

The Council's Economic Development Officer has provided comments on the application. In summary, the Officer highlights three relevant Strategic Objectives of The Sevenoaks District Council Economic Development Strategy 2014-2017, the identified need for tourist accommodation within The Sevenoaks District Tourist Accommodation Study (Sept 2015) and the opportunity for the future development of tourism in the District created by a budget hotel in Sevenoaks Town.

The Economic Development Officer goes on to state that the proposed would be seen as a positive contribution to the Sevenoaks District tourism offer and would potentially be supported by surrounding attractions who would be expected to benefit from increased visitors to the area.

In conclusion, the Economic Development Team would support the development of a new hotel as it would provide a boost to the economy in the town centre of Sevenoaks, bringing increased visitor numbers, spending and job creation to the area.

The following further comments have been received from the Highways Engineer -

*'The application proposes 3 disabled parking spaces and this is considered to be sufficient. Whilst there are 4 rooms for the disabled it is not necessarily follow that they will be occupied by disabled drivers. Additionally the level of provision provided is in accordance with guidance given in SPG4.'*

Condition 8 of the decision notice for the Bradbourne Car Park application (SE/16/00918/FUL) requires the provision and maintenance of a minimum of 2 electric charging points within the extended car park, and the provision of the infrastructure to accommodate an additional 8 future charging points.

The Transport Assessment submitted as part of the Bradbourne Car Park application included a survey of traffic movements into and out of the Sennocke Car Park. These traffic movements include those of vehicles using the Sennocke Car Park for a short period picking up and dropping off those using the railway station.

The County Archaeological Officer was consulted in relation to the redevelopment of the Farmers site in early 2014 and had no comments on the scheme to redevelop the adjacent Farmers site.

### Conclusion

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

### Amended condition

The following amendments should be made to condition 10 and the reason for the condition -

*'Prior to the first occupation of the hotel building a service management plan for all deliveries, to include hours of deliveries and servicing, shall be submitted to and approved in writing by the Local Planning Authority. The use of the hotel shall be carried out in accordance with the service management plan thereafter.'*

*In the interest of highway safety and residential amenity as supported by policies EN1, EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.'*