



**Late Observations Sheet
Development Control Committee
23 February 2017 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 23 February 2017

LATE OBSERVATION SHEET

Item 4.1 - SE/16/00981/OUT Land South West of 2 Uplands Close, Riverhead TN13 3BP

Substitute condition 5 for:

No development shall be carried out on the land until full details of both hard and soft landscape works have been submitted to and approved in writing by the Council.

The details shall include:

- planting plans (identifying existing planting, plants to be retained and new planting),
- written specifications (including cultivation and other operations associated with plant and grass establishment),
- schedules of new plants (noting species, size of stock at time of planting and proposed number/densities where appropriate),
- Boundary treatments; and
- a programme of implementation.

The development shall be carried out in accordance with the approved details.

Add a new condition (16) as follows:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting that Order) no gates, fences or walls etc permitted by Class A of Part 2 of Schedule 2 of the 2015 Order (as amended), shall be carried out or made to the dwelling without the grant of a further planning permission by the local planning authority other than those approved in accordance with condition 5 of this permission.

In the interests of highway safety as supported by the NPPF and Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Item 4.2 - SE/16/02714/FUL Blacklambs Field, Bunkers Hill Road, Ash, Kent

Proposed Amendment to Condition 1 to:

“The permission hereby granted shall only be for the benefit of Mr L Smith trading as Luxury Lawns and only for such period of time as he is occupying the land and building. The use shall not be for the benefit of the land and building nor any other person or business.”

Amendment to Planning History for Adjacent Buildings at Blacklambs Farm, paragraph 8:

Agenda Item

16/00939/FUL: Continued use of former agricultural building for the storage of inflatable marquee type structures and ancillary cleaning and maintenance of the structures. **"Granted approval 23rd February 2017"**. (Part of barn to east known as Unit 1).

In addition the following planning history should be moved from paragraph 8 to paragraph 7 "Planning History for Application Site":

"SE/16/01598/PAC Prior notification for a change of use from Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure. This application made under Class R of the Town and Country Planning (General Permitted Development)(England) Order 2015. Withdrawn 11.7.16."

Addition to "Policies" section:

Paragraph 11 be amended as follows: Policies - L08, **"SP8"**

Recommendation Remains Unchanged.

Item 4.3 - SE/16/03394/HOUSE 20 Sandilands, Sevenoaks TN13 2SP

Clarification of wording in report

Please note that in paragraph 18 of the Officers report the site lies within the village of Chipstead.

Additional Representation received

The neighbouring property does not object to the application however has the below concerns:

- The proposed extension is to be close to the boundary and would result in the soffits and guttering overhanging the side walkway, restricting the height and width.
- Potential damage to boundary wall and fences and destruction of neighbours boundary hedges and trees.
- Do not want builder and machinery to access the neighbour's land.

In terms of the overhanging of soffits and guttering to the side walkway of the neighbouring properties, the proposed plans submitted confirm that there is to be no encroachment of the extension going over the boundary line. Furthermore, Certificate A has been completed on the application form which confirms that the proposed works will take place within the application site.

Additionally, both potential damage to boundary wall and fences and the concern of builders and machinery accessing the neighbouring property would not be a planning issue and would be a civil matter between the neighbour and No.20.

Clarification on parking issues

Policy T2 of the ADMP states that vehicle parking provision should be made in accordance with the current Kent County Council (KCC) vehicle parking standards in Interim Guidance Note 3 to the Kent Design Guide. This states that properties with 3 bedrooms require 2 independently accessible parking spaces.

The policy also states that while vehicle-parking provision, including cycle parking, in new residential developments should be made in accordance with current KCC vehicle parking standards... the council may depart from established maxima or minima standards in order to:

- a)Take account of specific local circumstances that may require a higher or lower level of parking provision...”

The site currently has capacity for 1.5 independently accessible spaces. The current access to the property includes a drop kerb that runs adjacent to the access and continues to the end of the neighbouring access. The site has the capacity to accommodate a second vehicle with hard standing running the length of the properties principle façade. This space and associated access would be able to accommodate a second independently accessible space. This space could be satisfactorily achieved via condition.

Recommendation:

The recommendation to be amended with the addition of the following condition:

No development shall take place until details of the layout and surfacing for two parking spaces and the means of access thereto have been submitted for approval in writing. The approved scheme shall be provided before first occupation of the extension hereby approved, in accordance with the approved details and thereafter be kept available for vehicle parking for the sole use of the dwelling, at all times.

Reason: In the interest of highway safety and in order to satisfy the requirements of policy T2 of the Sevenoaks District Council 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.

