



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
14 December 2017 at 7.00 pm

This page is intentionally left blank

DEVELOPMENT CONTROL COMMITTEE

Thursday 14 December 2017

LATE OBSERVATION SHEET

4.1 17/01690/FUL Abbeyfield, Stangrove Lodge, Manor House Gardens, Edenbridge TN8 5EG

We have received comments from the planning agents on behalf of the applicants in response to some of the objections and concerns raised and these are summarised as follows:

- The care home residents will be classed as elderly frail requiring personal care and will consist of residents with dementia or those needing nursing care, end of life care or respite care. Whilst they will be able to access the gardens and terraces they will be accompanied by staff at all times and will not leave the home unaccompanied only staff and visitors will access the home on foot
- No resident will drive or own a car and all their needs will be catered for within the care home.
- The location of the access approximately midway between the existing signal controlled junctions, circa 100m away from both, at either end of this section of Mont St Aignan Way allows for excellent visibility, in excess of that required by the highways authority, and which slows and allows for breaks in traffic for pedestrians to cross.
- The pedestrian access will be secured and monitored by staff.
- A contribution of £4,000 (four thousand pounds) towards the costs of consultation on, advertisement of and the marking and painting of parking restriction along Mont St Aignan Way which will facilitate and ensure the excellent visibility splays are continued in this location This was confirmed as acceptable in liaison with KCC on the current proposals.
- The proposed care home will be 35-41m from the rear elevation of the properties along Stangrove Road.
- The smaller glazed stairwell to the rear of the property by Manor House Gardens will contain opaque glass.
- A Speed Limit Survey and Traffic Volume assessment along Mont St Aignan Way were carried out in response to the Town council's request for assurance over the proposed access.
- The consented access design demonstrates Manual for Streets (national guidance) driver visibility for egressing drivers and drivers of vehicles approaching the proposed junction.
- It should be noted that Kent County Council highways have raised no objections to the proposed access.
- Avery Healthcare's model is geared towards private use, which is what is proposed for Stangrove Lodge. As a care provider, Avery does have some contracts with the local authority and a number of contracts with the NHS across their current portfolio. Consideration is still being made to any possible contracts in relation to Stangrove Lodge and would be subject to discussion with the relevant parties.

Agenda Item

Condition 2

To now read as follows:

No development apart from demolition, site clearance and the creation of the access from Mont St. Aignon Way shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials. 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.

To ensure that the appearance of the development is in harmony with the existing character of the EN1 as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Condition 5

To now read as follows:

No development shall be carried out on the land until details of any outside lighting have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the building and thereafter maintained as such.

To safeguard the ecological interests of the local area as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

Condition 6

To now read as follows:

No works shall be carried out within the application site until an Arboricultural Method Statement (AMS) has been submitted for approval, to include details of any works or operations in the vicinity of retained trees, detailing construction or installation methods to avoid damage to trees. The AMS should be in accordance with the recommendations of BS 5837:2012 and include a schedule of any proposed pruning works to retained trees. Any recommendations proposed are to be implemented in full before any development takes place or as set out in the approved statement.

To prevent damage to the trees during the construction period building and parking areas as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Condition 8

To now read as follows:

The building hereby permitted shall not be used or occupied until all roads, accessways and footways within the application site serving the building have been laid out and surfaced to basecoat tarmacadam level or to such other standard suitable for the passage of vehicles or pedestrians as may be approved in writing by the local planning authority.

In the interest of highway safety.

Condition 12

To now read as follows:

The pedestrian and vehicle access to the development, including the off-site highway works, being the pedestrian link footpath on both sides of Mont St Aignan Way shall be completed in accordance with the approved details indicated on approved Drawing 04 submitted and approved in pursuance of condition 5 (access plan) of appeal APP/G2245/A/14/2216820 relating to planning application 12/01665/FUL. The off-site highway works as approved shall be completed and brought into use in accordance with the approved plans before development commences. 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.

In the interests of pedestrian and highway safety.

Condition 14

To now read as follows:

No development shall take place (including vegetation clearance) until the applicant, or their agents or successors in title, has secured the implementation of an ecological watching brief to be approved by the local planning authority so that the full details of the methodology to clear the vegetation and buildings on site is observed and no protected/notable species are harmed as a result of the works. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the local planning authority. The works must be carried out as detailed within the approved scheme.

To ensure that appropriate mitigation is provided for the ecological and biodiversity impacts of the development and to accord to policy SP11 of the Sevenoaks Core Strategy. 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.

Condition 20

To now read as follows:

No demolition of existing buildings on site shall take place until the approved new vehicular access onto Mont St Aignan Way has been constructed to basecoat tarmac level or to such other standard suitable for the passage of vehicles or pedestrians as may be approved in writing by the local planning authority.

In the interest of highway safety.

Additional Condition:

The care home hereby approved shall not be occupied until full details of the glazing to the stairwells on the west elevations of the building has been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the building and thereafter maintained as such.

To prevent inappropriate levels of luminescence throughout the night and any adverse impacts on neighbouring residential amenity.

4.2 17/02363/FUL Warren Court Farm, Knockholt Road, Halstead TN14 7ER

1. At the Development Control Committee site visit, questions of clarification were asked. Queries related to whether the site is within the village envelope, existing and proposed boundary treatments, land levels and the potential impact of the development on dwellings within Deerleap Stud Farm to the east. Members also requested clarification in relation to the access and in relation to proposed housing mix. Further correspondence has also been submitted on behalf of the owners of Deerleap Stud Farm. Responses to these points are below.
2. The part of the site that is allocated for residential development and outside of the Green Belt is located within the designated village envelope of Halstead.
3. Much of the east boundary of the site is enclosed by a wall. Parts of the wall comprise the rear elevations of buildings to be demolished on the application site and parts of the wall comprise exposed breezeblocks in varying states of disrepair. The application does not contain any information in relation to the retention, alteration or replacement of any of this wall. In recognition of the role of the wall in mitigating potential impacts on the amenities of Deerleap Stud Farm, condition 18 (c) requires details of all means of enclosure (including in relation to the retention of the north and east side boundaries) to be submitted for approval prior to commencement of development. It is recommended that the condition be amended to require details of any alterations that may be necessary to stabilise and retain these walls. See amended condition 18 below.
4. The application is supported by a topographical survey of the existing site and buildings. The survey confirms there is a 10 metre height difference between the ground level of the site and the highest ridge level of Deerleap. There is a 3.6 metre high boundary wall between. The proposed house nearest to the boundary with Deerleap (plot 1) would be 7.6 metres to ridge level. The centre of the first floor level windows would be 4.2m above ground (0.6 metres above the top of the wall). When taking account of the set back from the boundary wall (6 metres in the case of the front and rear bedroom windows to plot 1) and the orientation of the windows relative to the adjacent dwelling and private gardens, the potential for overlooking and loss of privacy would be limited and not contrary to planning guidance relating to protection of amenity space.
5. Plot 2 would be set back 12 metres from the boundary and plots 3-8 would be set back 10 metres. Although the ridge heights of plots 3-8 would be higher than plots 1 and 2 at 8.2 metres, the first floor level window heights would be the same. Whilst it is likely some views would be possible over the boundary wall these would be longer distant views and partly screened by the existing vegetation within Deerleap Stud Farm. By reason of the height of the boundary wall and the generous set back it is not considered that the development would result in an unacceptable loss of privacy. The Officer's assessment is based on the assumption that there would be no alteration to ground levels on the site and it is therefore recommended that a condition be imposed requiring details of proposed site levels prior to commencement of development (see condition 10). Any reduction in site levels would reduce the potential impacts described above. It has also been recommended that permitted development rights

relating to erection of roof extensions on rear facing roof slopes be withdrawn by condition (see condition 25).

6. The topographical survey confirms that there is sufficient width at the access to the site to accommodate vehicles and pedestrians as identified on the proposed drawings. Notwithstanding this it is recommended that further detailed drawings of the access and footway enhancement works be required by condition prior to commencement of development (see condition 15).
7. As set out in paragraphs 66-67 of the Officer's report, the proposals provide for a mix of market housing sizes. The table below sets out the proposed market housing mix in the context of the market housing needs identified in the Strategic Housing Market Assessment (SHMA).

| | 1-bed | 2 bed | 3-bed | 4+ bed |
|------------------------|-------|--------|--------|--------|
| Proposal | 0% | 21% | 52% | 27% |
| Identified need (SHMA) | 5-10% | 25-30% | 40-45% | 20-25% |

8. The site lies on the very edge of the Parish of Halstead and adjacent to the Parish of Knockholt. Halstead Parish Council commissioned a Parish Needs Survey in October 2005. The survey identified a need for 17 new affordable homes to meet the needs of local people. These needs were not specifically addressed (i.e. completed schemes including the redevelopment of Halstead School, were not tied to local needs). Although the survey is now out of date it does provide some evidence of need for affordable housing locally. Of more relevance are Parish Needs Surveys commissioned by Knockholt Parish Council in 2006 and 2012. The 2012 survey is still current and identified a need for 13 affordable homes, including 9 x 2 bedroom homes. In partnership with their preferred housing association, English Rural HA and Council Officers Knockholt Parish Council have considered various local needs sites between 2010 and 2013, but unfortunately none have come to fruition. The Local Housing Needs Study 2017 is also relevant. This provides data on affordable housing needs by Placemaking area. Knockholt and Halstead Parishes are in the North West area, which has an annual need for 80 one and two bedroom homes. As set out in paragraphs 71-73 of the Officers report the proposals would provide two 2-bedroom dwellings which would be allocated to those with a local connection to Knockholt and Halstead Parishes.
9. The majority of matters raised on behalf of the owners of Deerleap Stud Farm are addressed within the Officers report. In response to a query about the Green Belt boundary, only plots 9-13 would be located within the Green Belt. Plots 1-8 and 14-29 would be located on land allocated for residential development within the village envelope of Halstead.
10. In response to a query about parking, there is no policy presumption against the principle of tandem parking or tandem parking in front of garages. The guidance table for residential parking standards does note that tandem parking arrangements are often under-utilised. As set out in paragraph 90 of the Officer's report the proposed parking arrangements are considered to strike an appropriate balance between

Agenda Item

providing for parking demand and maintaining high quality public and private living environments.

Amended condition 18 (c):

No development shall be carried out on the land until a landscaping scheme consistent with the hereby approved Landscape Masterplan (ref. JBA 16/241 - 03) has been submitted to and approved in writing by the local planning authority. The landscaping scheme shall include the following details:

- a) trees and shrubs to be retained (including details of appropriate tree protection measures for the existing trees and shrubs shown to be retained);*
- b) soft plantings, including trees, grass and turf areas, shrub and herbaceous areas; their location, species (use of native species where possible), density and size;*
- c) enclosures: including types, dimensions and treatments of walls and fences (to include details of retention and any necessary alterations to boundary treatments on the north and east side boundaries adjacent to Deerleap Stud Farm), pedestrian and vehicular gates, screen walls, barriers, rails, retaining walls and location, species and size of hedges;*
- d) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, steps and if applicable synthetic surfaces;*
- e) any other landscaping feature(s) forming part of the scheme; and*
- f) a landscape management plan detailing how each of the landscaping areas will be maintained.*

All landscaping in accordance with the approved scheme shall be completed / planted prior to the first occupation of any part of that phase. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within ten years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the local planning authority within the next planting season.

No development shall take place other than in accordance with the approved details and shall be maintained as such thereafter.

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.

4.3 17/03105/CONVAR Sevenoaks Rugby Football Club, Plymouth Drive, Sevenoaks TN13 3RP

Further information

On further advice from Legal Services, it is recommended that the proposed condition is amended. By doing so provides clarity and ensures the users of the car park are distinguished into two clear user groups.

Amendment to recommended condition

Condition 1 should now read:

“The additional car park hereby permitted shall only be used

- (1) at times when sports events are taking place on the playing field (as shown within the blue line on the site location plan submitted with the application);
or
- (2) between the hours of 0600 and 1830, Monday to Friday, between 1 January 2018 and 30 June 2019, by holders of season tickets.”

Reason: To restrict the function and use of the car park for purposes connected to outdoor sport and the temporary use as an overspill car park to maintain the functioning and openness of the green belt, in accordance with the National Planning Policy Framework.

Recommendation

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

4.4 17/01628/FUL 11-13 High Street, Swanley BR8 8AE

None.

This page is intentionally left blank