



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
22 February 2018 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE**Thursday 22 February 2018****LATE OBSERVATION SHEET****4.1 17/03763/FUL Bluebell Bank and 4 Saddlers Park, Station Road, Eynsford DA4 OER**Clarification on the proposal

Paragraph 1 of the Officer's report should refer to 4 Saddlers Park. The proposed plan shows a 7.52m cutting into the wall, with a 1.34m high retaining wall. This is labelled on both plans. However, the part of the wall which would have to be altered appears to extend beyond this area to a width of approximately 8m.

Confirmation of number of representations received

In relation to para.23, there were in fact 14 letters received in support of this application. The summary of these comments should now read: concern over vehicles parked over kerbs, lack of parking/ high volume of cars on Station Road and Saddlers Park, and lack of harm to the Conservation Area.

Three of these comments had been received under the previous consultation (prior to the making invalid of this application), but are unique.

Clarification on Kent Highways response

Kent Highways responded to a query from Cllr Horwood on 21.02.2018. The response states:

'I have double checked the plans and the full visibility splay plan was added to the website dated 29th November 2017. The blue line highlights the visibility splay on the attached plan and it appears the visibility splay clips the edge of the wall and what I assume are the wall pillars, which is the issue here. The wall is over 1 metre in height so this will be within the driver's sight line and therefore reduce the driver's visibility.'

Plan SP1163-17-PL02 Rev A also shows the black line, representing the cut into the ground to form the parking area, continuing beyond the area shown as being within the splays. This retaining wall is shown as being 1.27m high on the same plan. This is above the maximum 1m height Kent Highways require. Reference is made to the Kent County Council Highways response to the consultation within the main report. Paragraphs 53-56 of the Officer's report remain applicable.

Clarification on appraisal

Paragraphs 37 and 48 of the Officer report state that there are no examples on the eastern side of the road within the Conservation Area of cuttings being made into the landscape or through retaining walls in order to provide access to parking to the front of dwellings. There are references to surface level parking to the side of properties to

the north of the site, and one example to the south of the site, outside of the Conservation Area.

The applicant refers to the existing, approximately 5m wide access and parking to the rear of Elliotts House and Summer House, which are also located on the southern side of the Conservation Area.

This access and parking arrangement appears to have existed for a significant period of time, most likely originating from the construction of the 1950's style buildings either side. The visual impact of this access is different to that proposed insofar as the access is narrower and there is no excavation of the land to the front of the dwellings to provide the parking area. The cutting is parallel to the road, with no curved walls or setback points. The cutting is largely screened from the street users view when travelling north by the existing cottages at 1-4 Elm Cottages, Station Road, until the user is in close proximity. The cutting is unassuming from the north (travelling south) until the street user is in close proximity. It is also relevant that this access would be unlikely to comply with current highway standards in relation to visibility splays. For these reasons the two developments are not comparable and do not justify the harm that would arise to the conservation area and to highway safety from this development.

Amended Plans

Members are made aware that amended plans were received at 5pm on Wednesday 21st. These amended plans could not be accepted as there has been no consultation. Members should not consider these plans as part of the submission.

4.2 17/03545/FUL The Coach House, Swan Lane, Edenbridge TN8 6AJ

Green Belt

The officer's report makes reference to the increase in floorspace between the original dwelling and the proposed dwelling at paragraph 25. In regard to the increase between the existing dwelling and that proposed, this is a similar increase, as the dwelling has not seen many additions according to the evidence from the planning history.

It appears from the 1966 plans referenced in paragraphs 24 and 25 that the only addition has been a dormer window in the rear elevation, which was a minor addition, producing little additional floorspace due to its design. Therefore, even when compared against the existing dwelling, the proposed new dwelling would remain materially harmful to the openness of the Green Belt.

CIL liability

The officer's report at paragraph 66 states that the CIL self-build exemption will be assessed at the end of the report. This is a typing error, as if granted the exemption will be assessed at a later date if still sought. The proposal remains CIL liable.

4.3 17/003753/FUL Quantum House, High Street, Farningham DA4 0DT

No late observations.

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4.4 17/03889/ADV Tesco Superstore, Aisher Way, Riverhead TN13 2QS

Further information

For clarification the kiosk as shown in the submitted drawings was permitted under planning reference 17/03888/FUL. Condition 3 of that planning permission restricts the opening hours of the kiosk to:

09:00hrs and 18:00hrs Monday to Saturday (excluding Bank Holidays) and;
10:00hrs and 16:00hrs on Bank Holidays and Sundays.

Recommendation

That advertisement consent be granted, as per the main papers and late observations.

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