



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
15 March 2018 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE**Thursday 15 March 2018****LATE OBSERVATION SHEET****4.1 17/03697/FUL 2A Bradbourne Road, Sevenoaks TN13 3PY****Additional information**

A travel plan was received on 13 March and was brought to our attention by a Local Member. Kent County Council (KCC) Highways was contacted to comment on the travel plan and responded on 14 March. The Highways Engineer considers the submitted travel plan as more of a travel policy for the business than a travel plan which falls within the requirements for KCC Highways.

The Highway engineer also details what should be expected as part of a travel plan; 'With a Travel Plan there must be measures in place to reduce the onerous of car travel and to encourage sustainable travel. The measures are normally percentage reduction targets for staff and business operations. The applicant would then demonstrate how this would be achievable for example offer cycle to work schemes for staff, discounted bus travel with liaison with local companies, staff incentives etc. For schools and nurseries we would encourage the use of the JamBusters site'. Kent County Council's Transport Innovations Team's 'JamBusters' gives advice for schools on sustainable travel and gives the opportunity to bid for capital grants for initiatives to encourage sustainable travel.

The Highways Engineer noted that for such a small site (130m²) the Highways authority would not expect a travel plan to be monitored or ask for any contribution to do so.

In light of the above, the submitted travel information does not alter the position of KCC Highways in terms of parking arrangements. Equally there is no requirement for a travel plan as part of the application.

Therefore, the recommendation is to approve the application and grant planning permission.

Member's objections

Cllr Clack has withdrawn his objection to the proposal. The application has been called in by more than one member, and therefore, will continue at Development Control Committee.

4.2 17/02067/FUL Tri Officers Mess, 1-4 Armstrong Close, Halstead TN14 7BS**Amendment to recommendation:**

RECOMMENDATION A: That planning permission be GRANTED subject to:

- a) The conditions set out in the committee report (and in the late observations), subject to officers being authorised to make any appropriate amendments arising following negotiations and/ or in the light of legal advice.
- b) A satisfactory legal agreement made under section 106 of the Town and Country Planning Act 1990 (as amended) and any other appropriate legislation being completed no later than 12 April 2018 (PROVIDED THAT if officers are satisfied that the applicant has agreed in writing to the extension of the statutory period for determination, officers are authorised to agree to the extension of the time for completion of the legal agreement and the issue of the decision notice).
- c) The S106 legal agreement shall include the following requirements:
 - i Provision of on site affordable housing.

RECOMMENDATION B: If the S106 legal agreement is not signed in accordance with recommendation A, then planning permission be REFUSED on the following grounds:

- 1. The proposal fails to secure appropriate provision for affordable housing contrary to policy SP3 of the Core Strategy (2011), the Affordable Housing SPD, National Planning Policy Framework and National Planning Practice Guidance.

Halstead Village Design Statement

Paragraph 11 of the Officers report references the Village Design Statement, however it is not explicitly referred to in the following assessment. The Design Statement was adopted in 2006 and contains guidelines for new buildings. The proposals are broadly consistent with these guidelines, including by incorporating generous open spaces (to the front) and preserving existing trees. The development would also harmonise with its immediate neighbours, including through the use of brick and by avoiding a standard 'estate' design. The development also incorporates off-street parking.

Water supply

The water supply to Fort Halstead is served by Thames Water. The water is distributed across Fort Halstead, including to Armstrong Close and other residential properties through a private network of supply pipes. Following problems with the water supply last year, a plan is now in place to manage water quality (Fort Halstead Water Distribution Network Water Management Plan). Whilst it is relevant that there is an extant planning permission for 10 residential units the proposed development is for larger dwellings that would be likely to create higher demand. It is also relevant that the extant planning permission was granted prior to the problems with the water supply experienced last year. On this basis it is reasonable to request that an impact study of the existing water supply infrastructure be submitted to determine whether additional capacity is required and how this would be provided. See recommended condition 16 below.

Drainage

The site is located within flood zone 1 and is at low risk of flooding. The application is not for a major development and falls below the size threshold where details relating to sustainable drainage systems and their ongoing maintenance are required to be submitted. It is also relevant that there is existing development on the site and that

the footprint of buildings and amount of hardstanding would be reduced. Proposed hard standing to the front of the site would be required to be permeable and this would reduce the amount of surface water run-off from the site.

Although it would not be reasonable to require the implementation of a sustainable urban drainage system, it is considered reasonable to require further details of the proposed foul and surface water drainage systems by condition. See recommended condition 17 below.

Land contamination

The application site has been subject to a desk study and intrusive investigation. Prior to the erection of the existing residential properties, officer's mess and tennis courts on the site it comprised undeveloped woodland. Although these are not potentially contaminative land uses, there is potential for existence of asbestos within the existing building fabric. This would need to be subject to an asbestos survey prior to demolition and site clearance and is subject to control under separate legislation (Control of Asbestos Regulations 2012).

In summary, the contamination assessment has not identified a potential risk to controlled waters or human health receptors. No further assessment or remediation of soils is therefore necessary.

Unexploded bombs

The proposed buildings would be located in the same location as the existing buildings erected in the 1960s. No significant land level changes are proposed. On this basis it is unlikely that any unexploded munitions will be found and it is not necessary to require further details by condition.

Additional conditions

16. No development shall take place until an impact study of the existing water supply infrastructure has been submitted to and approved in writing by the local planning authority. The study shall determine the magnitude of any new additional capacity required in the system, a suitable connection point and programme of implementation for any works necessary to provide sufficient capacity for the new development. The works shall be completed in accordance with the approved details prior to the first occupation of any part of the development.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

17. No development shall take place until full details of the proposed foul and surface water drainage systems have been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed in accordance with the approved details prior to the first occupation of any part of the development.

Reason: To avoid overload of existing drainage systems and to meet sustainability and environmental objectives.

4.3 17/03797/FUL 31 Granville Road, Sevenoaks TN13 1EZ

No late observations.

4.4 18/00053/LDCEX 21 The Charne, Otford TN14 5LR

This application is for a Lawful Development Certificate. This is a legal document which states that either a development will need formal planning permission or it is permitted development and therefore does not require planning permission. We test proposals against national planning legislation within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The only considerations in these types of applications relates to testing the proposal against this legislation. As such we cannot take into account planning policy or other planning documents that we have adopted.