



**Late Observations Sheet
Development Control Committee
17 January 2019 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 17 January 2019

LATE OBSERVATIONS SHEET

4.1 18/00928/FUL Land South of Trotts Cottage, Trotts Lane, Westerham TN16 1SD

No late observations.

4.2 18/02964/FUL 3 Bull Cottages, Church Road, Brasted TN16 1HY

Additional information for clarification

Planning History

The application 17/00874/FUL Removal of existing garden building and the erection of a new dwelling house including road access and relocation of existing garden shed was refused.

Archaeology

Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

The proposal would result in limited excavations on site however a condition requiring an archaeological watching brief can be imposed to ensure that any potential archaeology on site is protected.

Additional condition:

No works shall take place until the applicant, agent or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved in writing by the Local Planning Authority.

Reason:

In order to safeguard any remaining archaeological interest on the site in accordance with policies EN25 of the Sevenoaks District Local Plan.

Amendment to conditions:

Conditions 8 and 9 to be replaced by a single condition:

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 enlargement, improvement or other alteration permitted by Class A, B, C, D or E of Part 1 of Schedule 2 or Class A of part 2 of

Late Observations

Supplementary Information

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 the relocation of the shed hereby permitted as shown on plan BCOT/4A.

Reason:

To prevent inappropriate development in the Green Belt as supported by Government guidance in the form of National Planning Policy.