



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
4 July 2019 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 4 July 2019

LATE OBSERVATION SHEET

4.1 18/03929/MMA Watercroft Wood, Old London Road, Badgers Mount, Kent

Item for decision

To be amended as follows:

“Councillor Williamson has referred the application to Development Control Committee on the grounds that the proposals ~~would~~ *may* have an unacceptable impact on the openness of the Green Belt contrary to policy.”

RECOMMENDATION:

Condition 3 to be replaced by the following condition:

“Within one month from the date of this decision the following information shall be submitted to the District Planning Authority for approval in writing:

- Details of the individual tree planting indicated as part of the landscaping proposals on Proposed Site Plan drawing 3917_PL_10 Rev D, such details to specify the siting, species and size of planting.
- Details of a scheme of tree planting to the east of the access road opposite the chapel and adjacent to the proposed turning head. Such details to include the precise location, species and variety of a number of indigenous or semi-indigenous trees with a minimum 12-14cm girth as measured at 1m above ground.

The tree planting shall be implemented within 2 months of the date of approval of details.

In all other respects, the hard and soft landscaping shall be implemented in accordance with the details indicated on the Proposed Site Plan.

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. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To safeguard the visual amenities of the area as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.”

Additional Condition 12 relating to Ecology, as follows:

“Within one month of the date of this decision, details of which specific ecological enhancements are to be implemented out of the variety recommended in the Landscape Planning Ltd. Preliminary Ecological Appraisal approved under application reference 16/03186/FUL, together with a timetable for implementation, shall be submitted to the

Supplementary Information

District Planning Authority for approval in writing. The approved enhancements shall be implemented in accordance with the approved details.

Reason: To safeguard the ecological interests of the site as supported by EN1 of the Sevenoaks Allocations and Development Management Plan and policy SP11 of the Council's Core Strategy."

Description of Proposal

Paragraph 15 (f) refers to Appendix A, which is attached to this Late Observations Note.

Representations

Since the report was drafted 6 further letters of representation have been received.

Four letters in support stating, in summary, that the revised building provide a few small but vital amendments with little change to the overall appearance of the site.

One letter has been received from J B Shakespeare Ltd Funeral Directors expressing support for the chapel and the comprehensive facilities it provides.

One writer re-iterates earlier objections.

In addition, three pro-forma letters of support from interested individuals have been submitted by the Cemetery Manager. In summary, these express support for the cemetery and chapel, which are considered to provide comprehensive facilities with adequate seating, car parking and associated administration and public amenities all of which are essential to the operation of a modern funeral service.

A copy of the same pro-forma letter, but from Dean Wilson Independent Family Funeral Directors, has been forwarded.

Chief Planning Officer's Appraisal

Background

Paragraph 34 should read:

"...In summary the amendments seek an 44% **approximate 20%** increase in the size of the building..."

Principle of Development:

Change to final sentence of paragraph 38 to read:

"In this regard the most significant material change in policy since the original grant of permission some two and a half years ago is the introduction of the revised National Planning Policy Framework (February 2019)."

The Recommendation remains unchanged.

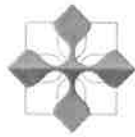
4.2 19/00802/HOUSE Woodlands Farm, Otford Lane, Halstead, Kent TN14 7EF

No late observations.

4.3 17/02424/FUL Area of land between Button Street and M20 Slip Road, Button Street, Swanley

No late observations.

Appendix A- Letter from Neil Lincoln Cemetery Manager



Bluebell Cemetery

To Whom it May Concern

26th October 2018

Re: Changes to Chapel Building, Bluebell Cemetery, Watercroft's Wood, Old London Road, Halstead, Kent, TN14 7AE

Having recently accepted the role of Cemetery Manager at the soon to be completed Bluebell Cemetery site, I was asked to review the arrangement of and facilities within the chapel building from an operational perspective. The following summarises my observations and requests for changes to be made in order to provide a much more functional facility.

- 1. A small increase in the length of the chapel building.**
 - To provide space for a waiting room in the foyer. This is important as mourners travelling from further away can often arrive earlier than necessary out of a fear of being late. It is more dignified to be able to keep these early arrivals separate from the mourners attending the preceding ceremony. It important to be able to house early arrivals in a warm dry environment, close to the entrance of the chapel but with clear segregation from the preceding ceremony. The original arrangement did not have sufficient space within the front entrance part of the building so the internal wall separating the foyer from the main hall was moved forward and the rear of the building pushed back to maintain the area in the main hall.
 - A further small increase in the length of the chapel together with repositioning of the lectern and a subtle re-arrangement of the catafalque allowed additional seating to be introduced. This has provided additional seating from 104 to 140 seats. This is important as larger attendances between 100 and 150 persons are not frequent but are certainly a regular requirement. I feel that the seating is now ideally sized for the majority of funerals.
 - The increase in capacity is significant as it will allow the venue to provide a single location service for the larger attendances. If the main hall was not increased then there would be a number of funerals which would have a main service at a larger alternative location and then secondary transport to the cemetery which is both uneconomical, disruptive to local traffic and less environmentally friendly.
- 2. A small increase in the depth of the right hand "wing" of the building.**
 - There was no provision and insufficient space to add a welfare facility for the attending staff of the presiding funeral directors.
 - The office space, originally in the front left-hand wing had to be moved into the right-hand wing as it was inappropriately located. Also, space needed to be created in the left-hand wing for the mourners waiting room.
 - There was no separate staff toilet facility, so this also needed to be accommodated in the right-hand wing.
- 3. Provide sliding folding doors to one side of the main hall.**

- This provides essential overflow space for the occasional very large attendance. It is important that mourners who cannot access the main hall can be connected to the service through these openings and can therefore take a more active part in the ceremony.
 - These doors can also be opened up to allow larger parties to exit more freely at the end of the ceremony.
4. **Extend the ministers area at the rear of the building.**
- The area allocated to this function was simply much too small. As the similar area on the other side of the building extended to the full width it seemed sensible and obvious to mirror this arrangement to give the extra space required.
 - The additional space also provides essential space for the audio-visual controls to be located. The provision of music, a sequence of family photographs on a screen in the hall, videos and links for family who are overseas and cannot travel are now all essential features in many funeral services.
5. **Additional double doors on rear of right-hand wing**
- The main facility the additional doors provide is for the movement of stacked chairs from the main hall to a back of house area. This is often done to provide additional standing capacity at the rear of the main hall as more people can be accommodated standing than seated.
 - The doors also provide a discrete and convenient route for the pall bearers and other attending funeral director's staff to exit the main hall and retire to the staff area during the ceremony.
6. **Obscure glazing**
- This is required to provide privacy in the office and staff areas and also to provide privacy to the mourners during the service.

Yours Faithfully

Nell Lincoln

Cemetery Manager

Bluebell Cemetery

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