



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
13 February 2020 at 7.00 pm

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DEVELOPMENT CONTROL COMMITTEE

Thursday 13 February 2020

LATE OBSERVATION SHEET

4.1 19/02951/HYB - White Oak Leisure Centre, Hilda May Avenue, Swanley

Further representations received

Since producing the report to Committee an additional seven letters of representation have been received objecting to the scheme on the following grounds:

- Loss of the existing facilities within the existing leisure centre including the sports hall and diving pit
- Reduction in size of the leisure centre
- Limited size of the swimming pool proposed
- Excessive size of the gym proposed
- Limited input from and engagement with the local community
- Limited space proposed for badminton
- Misleading analysis of comments held within representations received within the Committee report
- Loss of open space
- Impact on the environment through the demolition of the existing leisure centre and construction of a replacement building

A statement has been received from the applicant relating to the mix of facilities in the proposed leisure centre, the positioning of the proposed building within the site and the assessment of alternative sites for the proposed leisure centre. This is summarised below.

- The new centre must be self-financing and financially sustainable into the future
- The facility mix provides activities that not only satisfy current leisure trends but also offers a modern activity that will appeal to young people and families
- The design is adaptable in order to accommodate changing leisure trends
- For example, the main double height space on the ground floor is greater than the size of 4 badminton courts and can be adapted in the future to suit changing needs
- Currently the intended use for approximately half of that space is for Tag Active and a soft play area
- The other half of the space can accommodate a multitude of uses including badminton, gymnastics, trampolining
- Whilst the new centre cannot accommodate all sports, arrangements are being made for an alternative hall within Swanley, suitably enhanced, to accommodate those sports

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- The fitness suite on the first floor has an open plan design so that it can readily accommodate future changes in fitness
- Both the two multi space areas on the ground floor and first floor studios can be combined to one larger area
- Facilities for those with mobility issues and those recovering from illness have been improved including improved changing facilities and Pool Pods to allow independent access
- The pool area provides for schools and galas, the depth of the main pool is flexible and a learner pool is being provided
- The leisure centre will be a social space with flexible spaces for a large number of different activities to take place at the same time and a cafeteria area is also to be provided
- There will be a buggy park at the entrance
- An interview room will be provided so that local people can access District Council advice, for example from HERO officers and Health and Wellbeing providers
- The new centre is purpose designed, with all of the facilities in close proximity, eliminating wasted space and facilitating easy access to the whole centre
- An important factor is that the existing centre needs to be kept open during the build of the new centre
- Advice from consultants employed was that the sports centre should be kept along the roadside with the enabling residential development being located at the rear of the site next to the existing housing
- A great deal of work has gone in to try to find a suitable alternative location but the existing site was the most appropriate one available
- Many alternative sites were considered for the building
- Consultants assessed a total of 12 sites finding only 4 that were suitable
- Ultimately, the White Oak site was the only recommended town centre site that was available

Officer Comments:

A number of the matters raised by objectors have already been considered as part of the Officer's report and so no further input is required on these points.

The applicant has explained that public consultations took place prior to the submission of the application with almost 2000 surveys completed and over 1000 people attending drop in sessions. Further consultation meetings were also held with club organisers. It is therefore evident that the public has been engaged and provided a significant amount of input to the scheme.

The approach to reporting the representations received within the report to the Committee is the same as with all applications we receive. Each issue is taken into consideration by the case officer when assessing the planning application and drafting the report.

The existing building, due to its age and condition, does not perform well in terms of its impact on the environment. The long term benefits of replacing the existing building with a purpose built, modern building, which meets current environmental standards, would

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outweigh any impacts that the demolition and construction process would have on the environment.

Members will note that arrangements are being made to provide a hall within Swanley that will be able to accommodate a number of sports that will not be provided for within the new leisure centre building. This will benefit some of those local residents and clubs from within the District and from further afield who initially raised a concern that some facilities would no longer be provided for them.

Proposed conditions

The following conditions should be included on any grant of planning permission to replace condition 24 recommended within the officer's report -

- Prior to the commencement of the works to erect the new leisure centre, a detailed sustainable surface water drainage scheme for the site shall be submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall be based upon the Drainage Strategy dated October 2019 by Furness Partnership and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):
 - that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
 - appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

- Prior to the commencement of the works to erect the new residential development, a detailed sustainable surface water drainage scheme for the site shall be submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall be based upon the Drainage Strategy dated October 2019 by Furness Partnership and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be

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accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Conclusion

Apart from the replacement of condition 24 with the above conditions, the overall conclusions and recommendation for approval held within the main papers remains unchanged.

4.2 19/01682/FUL - Land East of Bray Road, Four Elms Road, Edenbridge

A further comment has been received by KCC Highways and Cooper Estates (adjacent landowners) recommending a condition 23 to be amended to ensure that should the 'wider' site become available for development in the future that a secondary access from the northern part of the site can be made and ensure the closure and reinstatement of a new turning head, cycle and bin store provision is made elsewhere. Upon considering the above, it is recommended that condition 23 as cited in the report is amended to read as follows:

"Prior to the first use of the building hereby permitted the cycle and bin store as shown on approved plan no. 18209-LSI-AA-XX-DR-A-1180 Rev.P06 shall be completed in full and shall be permanently maintained and kept available for that purpose. In event of the opening of the eastern boundary to provide through road traffic from future development of adjacent land to the east, prior to this event, further details of the permanent closure of the existing northern turning head and alternative provision and timing of a new turning head, cycle storage and bin store and linking of pedestrian footways, the extension of the proposed through road to the eastern boundary of the site as shown on approved plan no. 18209-LSI-AA-XX-DR-A-1180, together with

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a scheme of restoration for the land shall be submitted to and approved by in writing by the local planning authority. The development shall accord with the approved details and maintained thereafter.

Reason: To ensure adequate facilities are provided on-site and to allow future expansion of the site is so required, in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.”

Amendment to recommendation

In the event that a S106 agreement is not completed within four months of the date of the permission, additional planning condition is recommended to ensure that the requirements of the submitted travel plan is strictly adhered to. This will allow the option to include an additional condition to ensure implementation and compliance of the travel plan. Therefore the recommendation should be amended.

“That the committee resolve:

A) provided the application was not recovered by the Secretary of State, that planning permission be GRANTED subject to the completion of an acceptable legal agreement securing a financial contribution to monitor the travel plan and the following condition as per the report: or

B) provided the application was not recovered by the Secretary of State and an acceptable legal agreement securing a financial contribution to monitor the travel plan has not been completed within four months, that planning permission be GRANTED subject to the following condition and the inclusion of the following additional condition:

“The Travel Plan submitted with the application shall be implemented on occupation of the development hereby approved and monitored in accordance with the said details.

Reason: To encourage travel by means other than private motor vehicles in accordance with Policy T1 of the Sevenoaks Allocations and Development Management Plan.”

4.3 19/02474/FUL - Claydene Farm, Hartfield Road, Cowden

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4.4 19/03106/LDCPR - 41 Bradbourne Park Road, Sevenoaks

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4.5 19/03320/DETAIL - 7 High Street Shoreham

Amended recommendation

The original recommendation refers to the granting of planning permission. As the application is for a discharge of condition the recommendation should read:

RECOMMENDATION: That the details are approved and condition 3 discharged.

Conclusion

The overall conclusions and recommendation for approval held within the main papers remains unchanged.

5.1 TPO 12 of 2019 - Tollgate Yard, High Street, Farningham

No Late Observations

5.2 TPO 13 of 2019 - The Laurels, Greenlands Road, Kemsing

Verbal comments have recently been received regarding the trees recommended for removal from the order following the creation of the report. The comments have stated that amenity does exist and that the trees should be confirmed and protected going forward and not removed from the order.

Officer Comments:

The tree officer's comments on the decision to remove tree numbers 1, 2 and 4 from the order is based upon the amount of amenity that they offer. The amenity assessment is subjective but based upon Government guidance, which is:-

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What does ‘amenity’ mean in practice?

‘Amenity’ is not defined in law, so authorities need to exercise judgment when deciding whether it is within their powers to make an Order. Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public. Before authorities make or confirm an Order they should be able to show that protection would bring a reasonable degree of public benefit in the present or future.

What might a local authority take into account when assessing amenity value?

When considering whether trees should be protected by an Order, authorities are advised to develop ways of assessing the amenity value of trees in a structured and consistent way, taking into account the following criteria:

Visibility

The extent to which the trees or woodlands can be seen by the public will inform the authority’s assessment of whether the impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public.

Individual, collective and wider impact

Public visibility alone will not be sufficient to warrant an Order. The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:

- size and form;
- future potential as an amenity;
- rarity, cultural or historic value;
- contribution to, and relationship with, the landscape; and
- contribution to the character or appearance of a conservation area.

Other factors

Where relevant to an assessment of the amenity value of trees or woodlands, authorities may consider taking into account other factors, such as importance to nature conservation or response to climate change. These factors alone would not warrant making an Order.

