



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
29 April 2021 at 7.00 pm**

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DEVELOPMENT CONTROL COMMITTEE

Thursday 29 April 2021

LATE OBSERVATION SHEET

4.1 20/01834/FUL - Newtyehurst Farm, Cowden Pound Road to Truggers, Lane, Mark Beech KENT TN8 7DA

1.0 Summary of previous appeal:

1.1 A previous application was made in regard to the site, under application reference 19/01052/FUL. The scheme was for a total of 18 residential units. The application was refused and the appeal dismissed by the Inspector. However, the inspector found the development to be appropriate development in the Green Belt, found no harm to the Area of Outstanding Natural Beauty and an acceptable highway impact.

1.2 The appeal was dismissed on the grounds that a Section 106 agreement had not been provided to us or the Inspector, in regard to the affordable housing. Further, no marketing details had been provided in regard to the loss of the commercial use of the site.

1.3 As part of the current application marketing details have been provided and a draft Section 106 agreement for a policy complaint on-site affordable housing contribution. The proposal has reduced the proposed number of units to 14, from the 18 previously approved, although the 18 units were found acceptable under Green Belt policy. The proposal is considered to overcome previous objections and is considered policy complaint.

2.0 Affordable Housing:

2.1 The proposal seek to provide a policy complaint provision of affordable housing (5 on site units). The draft Section 106 agreement seeks to provide the units for local people.

2.2 Paragraph 5.3.13 of Policy SP3 of the Sevenoaks District Council Core Strategy states that:

‘The Council will expect the provision of affordable housing to be secured through the involvement of a Registered Social Landlord who is one of the Council’s preferred partners. Where this is not the case the Council will expect the RSL to meet the standards required of Council’s preferred partners’.

2.3 The applicant is proposing to be the provider of the affordable units. The above policy does allow for non-registered person(s) to act as providers so long as they meet the same standards of a Registered Provider. Evidence that they have meet these qualifications will be required to the local authority as part of the Section 106 agreement.

Supplementary Information

4.2 21/00081/FUL - Land West Of Yearling Coppice Farm, Otford Lane, Halstead
KENT TN14 7EQ

- No late observations required.

4.3 21/00635/NMA White Oak Leisure Centre, Hilda May Avenue, Swanley KENT
BR8 7BT

- No late observations required.