



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
27 January 2022 at 7.00 pm**

Late Observations

This page is intentionally left blank

DEVELOPMENT CONTROL COMMITTEE

Thursday 27th January 2022

LATE OBSERVATION SHEET

4.1 20/03293/FUL - Pinehurst House Nursing Home, Pinehurst, Sevenoaks, KENT TN14 5AQ

Amendments to report

Unfortunately the Town Council response has been drafted incorrectly as cited in paragraphs 25-26 of the agenda. The last consultation response from the Sevenoaks Town Council should be cited as:

“Sevenoaks Town Council: Recommends approval”

Paragraph 113 should read...’Principle of Development’

Sub-heading before paragraph 114 should read **Principle of Development**

Further representations received

1 petition of support received from a non-partisan platform that connects people to the planning process. 141 named persons with postcodes in support of the development

9 further objections received - objecting on the following matters:

- Creation of further traffic congestion;
- Is there enough vehicle charging provision?
- Loss of trees;
- Loss of privacy;
- Out-of-character - not in accordance with residential character assessment;
- Too high density - not in accordance with Policy SP5 of the Core Strategy;
- No protection of surrounding properties during construction - in case of subsistence;
- Have not dealt with noise;
- Overlooking;
- Sunlight and Daylight Assessment does not provide results for Nos. 17 and 18 Pinehurst;
- Discrepancy with landscaping plans, are trees T28, T29, T30 being retained or removed?

Officer comments

Most of the points of the issues raised by objectors have already been considered and where appropriate, discussed in the agenda. Notwithstanding this are a few issues which need to be expanded upon.

Supplementary Information

With regard to the protection of existing surrounding properties from damage during construction, this is a private and civil matter that is dealt by another legislative regime, being the Party Wall Act.

In respect to the noise generated by the development, the site is near to the A25 and there is a road in front of the site. It is noted that there would be an increase in traffic movements associated with residential development, however it is not considered that the increase in movements would not be so different in residential character to how the locality functions at present. Vehicles can travel to and from Pinehurst without restriction. It is not considered that the increase in vehicle movements would be harmful to justify a reason to refuse and furthermore, the Council's Environmental Health Officer has not raised an objection on this particular ground.

It is considered that some degree of overlooking would be experienced by the surrounding occupants of existing residential development, however the separation distances between dwellings and due to the topography, as mentioned in paragraph 171, the development would be compliant with National Design Code, being No. 17 Pinehurst being the closest property to the development, with a separation distance of approximately 18.2m.

Further sunlight and daylight analysis has been checked in relation to the impact upon the north, front facing elevations of Nos. 17 and 18 Pinehurst. Firstly the BRE guidance has been applied and No.18 Pinehurst would not be adversely affected by the development. In relation to No. 17, the 25° line would be intercepted by the front gabled feature of the development from ground floor windows of the property. Notwithstanding that, as it is only affected by the gabled, front-roof pitch element of Block A, most of the block would be wholly compliant. Taking this into account, it is considered that the severity of harm caused by development is not so significant to justify a reason to object on this basis.

Finally trees T28, T29, T30 being retained as part of this scheme.

Recommendation Remains Unchanged

That permission be granted, as per the main papers and late observations

4.2 21/02825/FUL - Tonys Corner Shop, 18 Cedar Drive, Edenbridge KENT TN8 5JL

Public Right of Way

A report has been published by KCC Public Rights of Way under reference PROW/SR602/119/SDC that enables the diversion of the public footpath on site 10 of the development. This order has been signed and agreed meaning the footpath can be diverted to allow the development to take place.

As such, condition 15 is no longer considered to be necessary, see below, and is proposed to be removed from the recommendation.

15) No development shall take place on site 10 over the alignment of Public Footpath SR602 until an Order for its permanent diversion has been made and confirmed, and the diverted route has been fully provided and certified.

To ensure that public rights of way are properly safeguarded in the public interest.

Amend Recommendation

Grant Planning Permission subject to the following changes:

Condition 15 removed

Condition 16 as the papers to be renumbered as Condition 15

Condition 17 as the papers to be renumbered as Condition 16

4.3 21/03526/FUL - Tonys Corner Shop, 18 Cedar Drive, Edenbridge KENT TN8 5JL

No Late Observations

4.4 21/03404/FUL - Appleby, 3 Greenhill Road, Otford, KENT TN14 5RR

No Late Observations

4.5 21/03048/HOUSE - 1 Bottle Cottages, Bradbourne Vale Road Sevenoaks KENT TN13 3DF

No Late Observations

This page is intentionally left blank