



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
21 July 2022 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 21 July 2022

LATE OBSERVATION SHEET

**4.1 22/00376/FUL - Meadowside, Beesfield Lane, Farningham, Dartford, Kent
DA4 OBZ**

Further objections comments have been raised from neighbours in relation to the following points:

- The scale of the development on the application site is for profit
- Fire concerns due to the location of the bungalow next to a field
- That the application is a retrospective application
- That the application has not been considered
- Reasons for the previous application was determined- very special circumstances
- Impact on the surrounding area and properties
- Further landscaping required
- Built without planning permission
- Design of the building

The officer's response to which of the above points is as follows:

- The scale of the development has been assessed in the committee papers. The matter of whether or not the scheme is for profit is not a material planning consideration.
- Concerns over fire risks is a matter for Building Regulations to ensure compliance with the necessary fire standards. The site has been subject to control by an Approved Inspector. I would also add that the location of the bungalow has already been approved.
- It has been acknowledged within the Committee report that the application is retrospective.
- The officers report sets out assessment of the scheme in the committee papers
- The reasons in which the application was granted under 20/03576/FUL are set out within the officer's report and decision. Very Special Circumstances did not form part of this determination, as the site does not lie within the green belt.
- The impact on the surrounding area and properties have been assessed in both the previously approved scheme 20/03576/FUL and the changes on the current application within the committee papers.
- The previously approved scheme 20/03576/FUL had a landscaping condition imposed, which was approved and deemed acceptable. This application

imposes a condition this to ensure soft landscaping is carried out in accordance with the approved details 21/02735/DETAIL.

- It is acknowledged within the Committee report that works have already taken place on the site and subject to Enforcement investigations
- The design of the development has been assessed in both the previously approved scheme 20/03576/FUL and the changes within the current application within the Committee papers

Recommendation Remains Unchanged

4.2 21/03851/FUL - Land North Of Pilgrims Oasts, Station Road, Otford, KENT TN14 5QX

No Late Observations

4.3 22/00893/HOUSE - The Old Bakehouse, Six Bells Lane, Sevenoaks, Kent TN13 1JE

No Late Observations

4.4 21/03402/FUL - Land East Of 168 St Johns Hill, Sevenoaks, KENT TN13 1PF

Paragraph 130 of the report should be replaced with:

The application is seeking to provide a sustainable form of development with 12 cycle racks being proposed together with electric charging points for any e-bikes. The charging facilities can be secured by condition.

Amend Recommendation

Condition 12 amended to read:

“The development hereby permitted shall not be occupied until the on-site bicycle parking facilities shown on the approved plans and e-bike charging facilities have been installed, fully implemented and made available for such use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

In accordance with policy T2 of the Sevenoaks District Council Allocations and Development Management Plan. ”

4.5 22/00443/FUL - Land East Of 1 Fruiterers, Cottages, Eynsford Road, Crockenhill, Swanley Kent BR8 8JS

No Late Observations

4.6 22/01038/HOUSE - Little Oaks, Burlings Lane, Knockholt, Sevenoaks Kent TN14 7PE

No Late Observations

4.7 22/00590/ADV - Land South Of Dunbrik Waste Transfer Site, 2 Main Road, Sundridge, Kent TN14 6EP

No Late Observations

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