

Harry Walker

From: Les Jones
Sent: 19 August 2014 11:43
To: Harry Walker
Subject: FW: se/14/01779/FUL

For the file please Harry

Mr Les Jones

Arboricultural & Landscape Officer

Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent | TN13 1HG

Direct line: 01732 227289

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Please don't print this e-mail unless you really need to

From: Lesley Westphal
Sent: 18 August 2014 14:56
To: Les Jones
Subject: FW: se/14/01779/FUL

One for you

Lesley Westphal

Principal Planning Officer

Phone: 01732-227235

E-mail: Lesley.westphal@sevenoaks.gov.uk

Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent | TN13 1HG
www.sevenoaks.gov.uk

From: Janice Hilliard [REDACTED]
Sent: 25 July 2014 22:38
To: Lesley Westphal
Subject: se/14/01779/FUL

Dear Lesley Westphal

We would like to lodge our full support to the preservation order put on the trees adjacent to No.5 Broughton Road.

These trees are an integral part of the community, they look beautiful, support wildlife, contribute to the water level control in this flood prone area and reduce noise pollution from the very busy Pilgrims Way.

Regards

Janice and Brian Hilliard
15 Broughton Road
TN14 5LY

Harry Walker

From: Louise Humphrey [REDACTED]
Sent: 29 July 2014 15:27
To: Les Jones
Cc: Lesley Westphal; Matt Humphrey
Subject: Re: Pilgrims Way cottage SE/14/01779/FUL - Redevelopment of site for 2 houses

Dear Mr. Jones,

I am contacting you to express my support for the tree preservation order. It will be detrimental to the local residents and to properties if these trees were to be removed.

We have recently moved from London and one of the main reasons for this was to live somewhere far more rural with beautiful views and surroundings. It's really upsetting that we've made the move, invested everything we have and are now facing our landscape changing so significantly with the potential removal of these established trees. Two huge houses, that aren't in keeping whatsoever with what already exists, is not acceptable.

Thank you for taking the time to investigate the issues surrounding this redevelopment. I hope that some sort of agreement can be made that benefits all of the local residents.

Kind regards,

Louise and Matthew Humphrey
(19 Broughton Road)

Harry Walker

From: Jennifer-Anne [REDACTED]
Sent: 26 July 2014 18:12
To: Les Jones
Subject: R.E Pilgrims Way Cottage, redevelopment of site for 2 houses

Dear Les,

In reply to your email we feel that it is very commendable that two of the trees have been given a preservation order, as we feel it will continue to enhance the countryside.

Although we think that this is very good, our main concern and worry about the proposed development is the access to the site. We feel that it is very dangerous and should not be contemplated at all, bearing in mind that children cross this part of the footpath and road twice a day going to and from school.

Yours faithfully,
Alan and Jennifer Chambers,

13 Broughton Road,
Otford,
Sevenoaks,
Kent,
TN14 5LY

Harry Walker

From: Dudley Elston <[REDACTED]>
Sent: 25 July 2014 11:28
To: Les Jones
Subject: Pilgrims Way cottage SE/14/01779/FUL

Dear Mr Jones

I use the footpath that runs through Broughton Road to Pilgrims Way West on a daily basis. It is pleasing to note the tree preservation orders that have been made on the birch and maple on the proposed development site. I have always admired the trees at the bottom of the footpath, especially the magnificent copper beech and maple which is covered in berries during the autumn.

All the trees that are visible from the footpath provide a valuable asset to the surrounding area providing changing views throughout the seasons.

I believe that the removal of the trees from this site would have a severe negative impact upon the visual outlook from the footpath and would be missed by many people.

Dudley Elston

Harry Walker

From: david <[REDACTED]>
Sent: 25 July 2014 15:41
To: Les Jones
Subject: SE/14/01779/FUL tree preservation.

We were so pleased that a tree preservation order was placed on the Birch and Maple for the following reasons.

1. They help the environment. We are surrounded by motorways and busy roads and these trees, as well as the others on this property, form a barrier and help to keep fumes and noise down as well as being a joy to look at and I am surprised that the tree No.3 T20 B1 Acer has not been included.
2. These trees contribute to the character of this area providing a habitat for birds and other types of wild life.
3. They also help prevent flooding, this area is well known for flooding, and soil erosion.
4. I agree with the council that the order was made because of the amenity value and landscape benefits these trees offer.
5. Bearing in mind the present owner planted these trees to create a pleasant visual impact, it is now surprising that they now want to cut them down which will deny future occupants this pleasure.

Harry Walker

From: Jeanette Schwarz [REDACTED]
Sent: 24 July 2014 08:33
To: Les Jones
Subject: Pilgrims Way Cottage SE/14/01779/FUL - redevelopment of site for 2 houses

Expires: 24 July 2015 00:00

Dear Mr Jones

With reference to the above proposed development I understand the Council has served a tree preservation order on two trees adjacent to No5 Broughton Road – a birch and maple. I also understand that you are preparing a report in support of this order.

As a neighbour and resident of Otford for the past 30 years I support the preservation order. On a daily basis for 30 years my family and I have enjoyed the natural and rural character that these and other trees in the vicinity contribute to our environment. We believe these mature trees are a valuable feature to our community, offering biodiversity locally and enhance the rural nature of Otford village that we and many others currently enjoy.

We consider their removal detrimental to our community and the impact on the water tables too.

Yours sincerely

Jeanette Schwarz
21 Broughton Road, Otford

Kit's Cottage
Pilgrims Way West
Otford Sevenoaks
Kent TN14 5JG

Mr H Walker
Strategic Services Dept
Sevenoaks District Council, Council Offices
Argyle Road
Sevenoaks Kent
TN13 1HG

21st July 2014

Your Ref: HW/TPO/09/2014

Dear Mr Walker

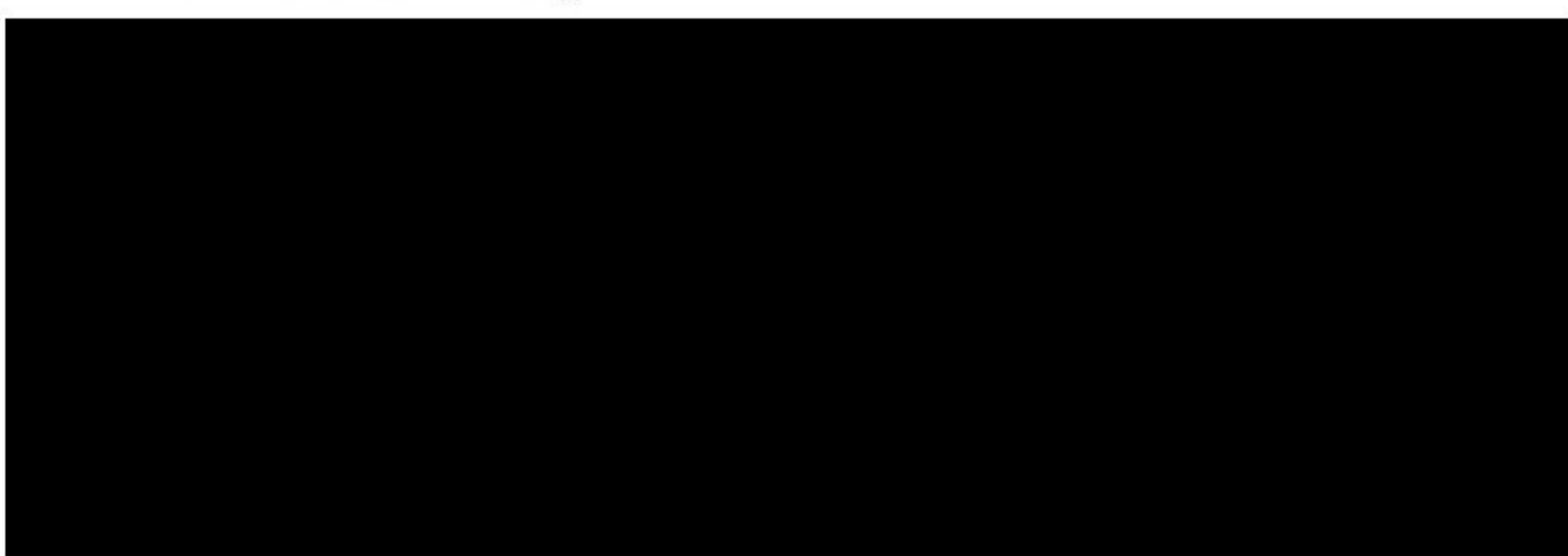
Tree Preservation Order

I have received your letter dated 14th July 2014. I am very pleased that you have made a Tree Preservation Order on two trees at Pilgrims Way Cottage, Otford being T1 Birch and T2 Maple but I am very disappointed about the remaining 15 trees and shrubs. If you would refer to my letter to Lesley Westphal, Case Officer at Sevenoaks District Council (copy enclosed) regarding the Planning Application Reference SE/14/01779/FUL you will see that I have made many points about these 15 trees/shrubs mainly paragraph 6 when I state that the loss of too many trees will decrease transpiration on a natural flood plain.

Earlier this year my front garden and No. 17 Pilgrims Way West were extensively flooded with water and sewage, the latter property is still uninhabitable. Fewer trees will increase the possibility of more flooding in the future.

I trust that you will find it possible to retain and preserve more trees at Pilgrims Way Cottage.

Yours sincerely



A Pearce (Mrs)

SEVENOAKS DISTRICT COUNCIL
REC'D 23 JUL 2014
COMMUNITY & PLANNING SERVICES

Copy to Jan Vordall
& Mr H. Walter

①

Subject: Planning Application SE/14/01779/FUL- Site:- Pilgrims Way Cottage, Pilgrims Way West, Otford, KENT TN14 ~~5~~ 5JG

Lesley Westphal,
Case Officer,
Sevenoaks District Council

Dear Miss Westphal,

I would like to strongly object to the proposed development (SE/14/01779/FUL) of two detached "five bedroom (not four)" properties in the private residential garden at Pilgrims Way Cottage, Pilgrims Way West, Otford which is next door to my property.

My objections are on the following grounds:-

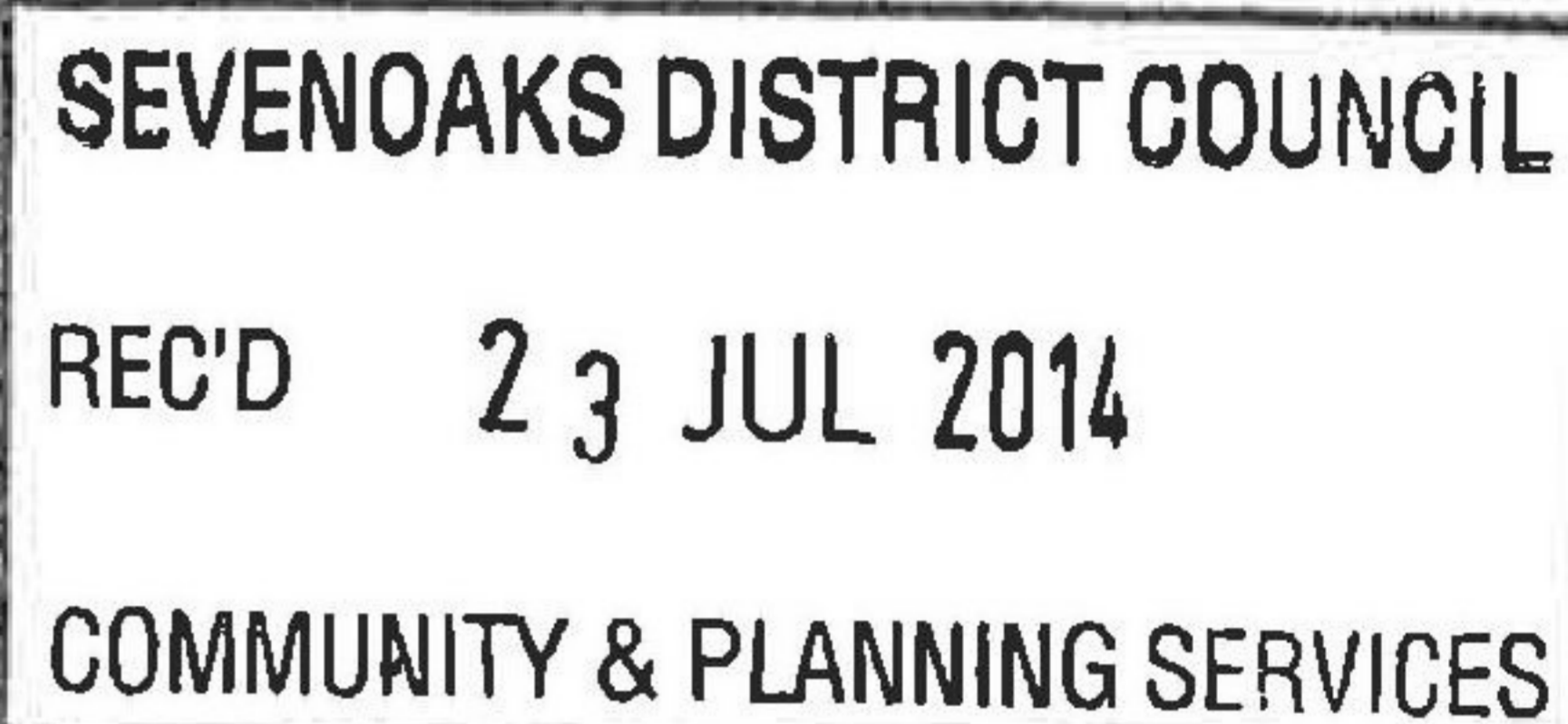
1) Historical Rejection

- Historically the development of this residential garden has been rejected.

A similar proposed development for one property on the same site (Ref:- SE/74/923) was rejected by Sevenoaks District Council in December 1974.

The rejection was on the grounds of unsuitability of:-

- a/ Access and Egress to the proposed development.*
- b/ The low lying position which is liable to flooding.*



The proposal was also rejected by Otford Parish Council in January 1975.

Grounds cited in the rejection included:-

- a/ The proposal would be backland development.*
- b/ Land left as garden to Pilgrims Way Cottage would be inadequate to the amenity of existing large house.*

These same rejection points observed in 1974/75 also apply today for this proposed development. Nothing materially has changed except that the above points would actually be exacerbated as the density is twice than previously rejected as two not one "substantial" properties are proposed.

2) Character of the area

- This is a backland residential garden grabbing development which will destroy the character of the area.

The site of the proposed development is a low density residential area and has always been a large private garden and carefully maintained as such. Any development will damage the character and amenity of the established residential area in terms of density, of build, mass, scale, form and design, and the relationship with my and adjacent properties. It would seriously harm the established open and verdant character of the area.

The Otford Statement makes particular comment (4c) "No proposed development should adversely affect the existing green spaces within the village".

Spacing between properties is noted of one of the special qualities of Otford and the Otford Statement recommends retaining this quality. This proposed development goes directly against this aim.

The area is low density. Approving the proposal will material change this. Any "backfilling" would adversely and irrevocably change the character of the area. It would also set a precedent for other applications of a similar nature and this unique area will be destroyed forever.

The proposed development is an "infill" backland garden site. Exactly the type of development Planning Policy Statement 3 (PPS3) refers to. This is a classic case of a "garden grabbing" development and is not appropriate for rural Otford.

The Otford Statement stipulates (4h) "no proposed development should be more than two storeys in height, these houses are three storeys. Also, the height of the roof ridge should be similar to others in the vicinity, these houses are not and out of keeping with the area.

Although the area sits just outside the Conservation Zone, the large gardens in this area contribute to the character. These are unique and blessed plots.

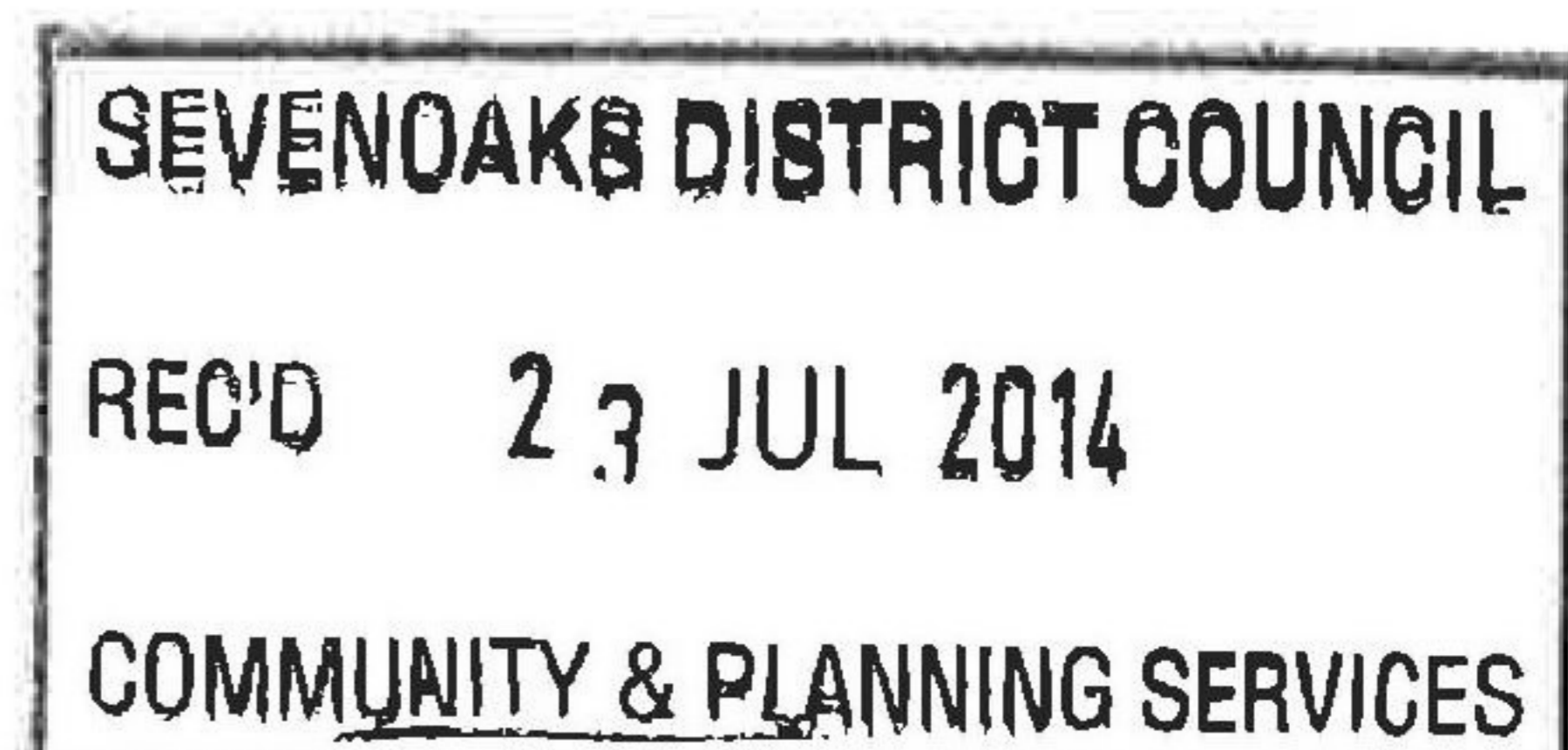
3) Traffic, Traffic Generation and Highway Safety - Rye Lane / Pilgrims Way West Junction

- The proposed access into Rye Lane on this busy junction is dangerous and will increase hazards.

Everyone in Otford knows the dangers of Rye Lane. Narrow, twisting and without pavements or lighting for pedestrians. This is especially so near this dangerous junction with Pilgrims Way West. Pilgrims Way West has become increasingly busy over time and it is also becoming increasingly difficult to exit from Rye Lane especially during school hours. (I believe this is partly due to the new development at the other end of Rye Lane in Dunton Green). Rye Lane is used extensively as a walkway (and the current footpath leading to Broughton Road). At school pickup and drop off times the traffic can be heavy causing a backlog to Willow Park.

A new access / egress point very near this junction would increase the dangers to pedestrians and disrupt traffic even further in Rye Lane. Traffic entering or exiting the proposed development would cause even greater disruption as traffic would have three points to contend with and manoeuvre creating a greater safety hazard. Many vehicles also exceed the speed limit and there is an increased risk of a road traffic accident as this will cause greater conflicts between pedestrians, cyclists and cars. I myself have experienced two vans trying to pass in Rye Lane whilst walking to Willow Park and had to almost climb in the bushes to allow them to manoeuvre. All of these points are pertinent when considering traffic entering and leaving the site.

It is highly likely that houses of this nature will have at least two cars (maybe more). A conservative estimate would put this at six cars (including Pilgrims Way Cottage as the proposal is to use the same access and egress point).





This situation will cause a significant increase of car movements accessing and egressing the proposed junction with Rye Lane (not including deliveries, tradesmen and visitors). This will also increase vehicle, light and noise pollution affecting the amenity of this residential area.

There is also the question concerning of waste collection. As the Council Services will not enter the proposed new drive the bin bags will have to left at or near the entrance, this will reduce the width of the entrance and cause an additional hazard to road users and pedestrians. The Council bin lorry will have to block off Rye Lane to collect the bins causing additional restriction to Rye Lane at this dangerous junction.

4) Rye Lane Flooding

- This development will increase flood risk.

Rye Lane is prone to flooding very close to the proposed access point of this development. A natural stream exists on the westerly point of Rye Lane and Pilgrims Way West. The water regularly overflows and the local sewers are known to become overwhelmed. In winter, this stream which runs along Rye Lane freezes causing more hazards to road users so much so that a road traffic sign has been placed at the entrance of Rye Lane.

Earlier this year, the area flooded extensively due to this stream and the sewer became overwhelmed. Both Pilgrims Way Cottage and I in Kit's Cottage were warned by the Environment Agency of impending flooding. Rye Lane and Pilgrims Way West were significantly flooded and several properties were left with sewage in the gardens. No.17 Pilgrims Way West was extensively flooded with water and sewage and is today still uninhabitable. More housing in this low lying area will increase water run off, increase an already capacity limited sewerage system, decrease natural drainage and exacerbate the flooding which affects this area.

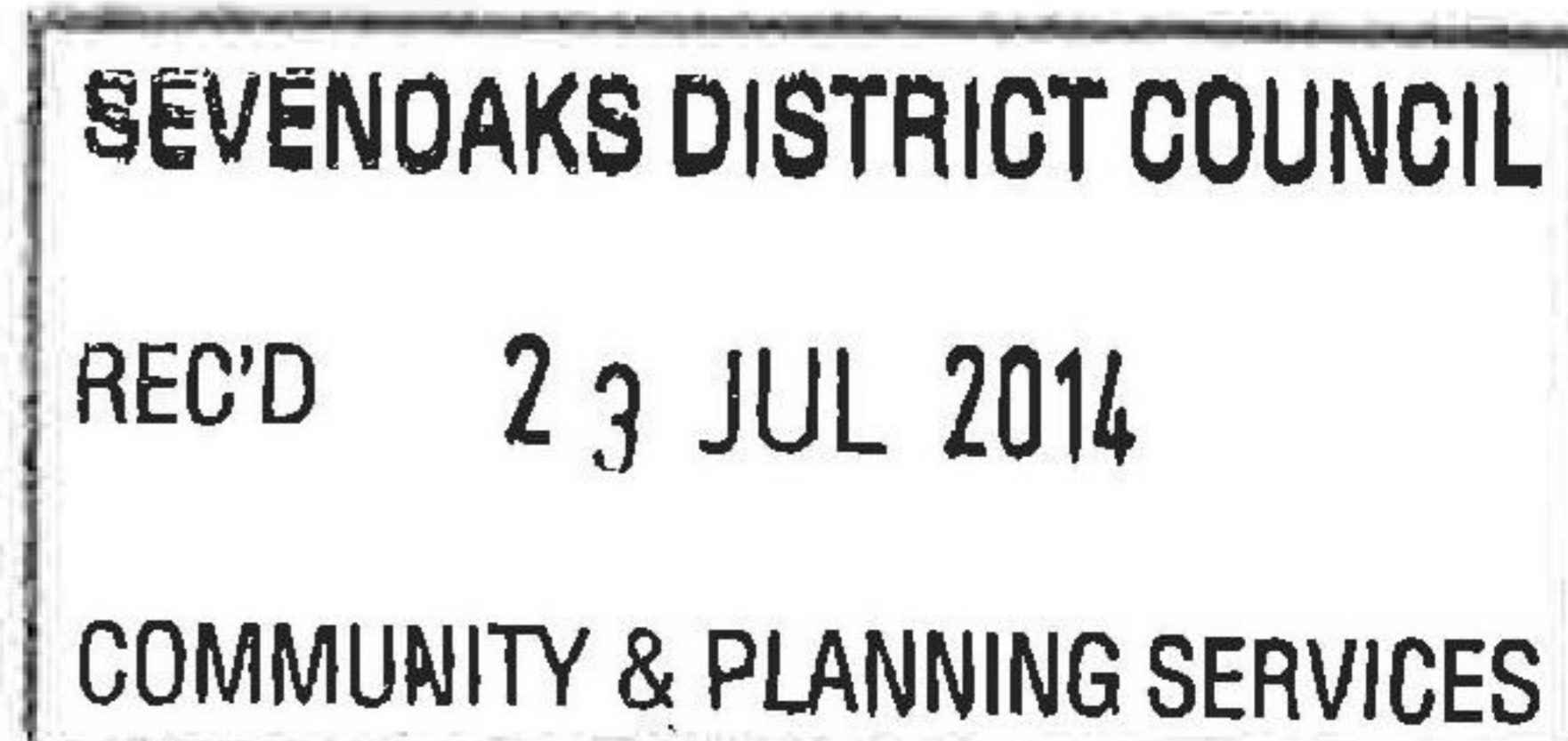
5) Impact on Kits's Cottage, garden and adjacent properties.

- Loss of privacy, amenity and "quiet enjoyment"

Any development next to my garden would mean that I will be overlooked and this would cause a loss of privacy in my garden. The proposal would mean 17 mature trees/shrubs which are not protected would be cut down. The Otford Statement emphasises the importance of retaining trees for the benefit of all in the Parish. I would look upon this new build which is out of character of the area. The visual impact of these overbearing houses would adversely affect Kit's Cottage and surrounding houses and be detrimental to the amenities of the neighbourhood. As noted in the Otford Statement, "the most important benefits to residents of Otford are the rural aspects and open feeling of the village", this development is counter to the Statement.

My garden is a "blessed plot" very similar to those mentioned in the Otford Statement. It is a tranquil and peaceful place. This proposed development will significantly change the levels of noise and create a greater disturbance. I will also be affected by light encroachment into my back garden at night from houselights and any security lights. All these points will create a loss of amenity and enjoyment of my garden.

The design and appearance is also out of character with the surrounding properties. The proposed houses are significantly taller than Pilgrims Way Cottage, Kits Cottage and other surrounding properties and are imposing. They are overbearing.



These houses will not just overlook my garden but will look into Kit's Cottage. I will therefore lose my privacy in my garden which I currently enjoy. Due to height of the proposed development my garden will be affected by a significant amount of overshadowing in the afternoon. The pitch of the roofs are also atypically steep.

There are windows in the third storey which will overlook not just my garden but will also look into my property.

In discussions with the estate agent, I was informed that the proposed properties are five bedrooms houses not four. Upon inspecting the drawings this is actually the case. Instead of bedroom five the drawing states attic. Why have all the amenities on the top floor with an attic space next to it ? Be honest this is another bedroom.

6) Environmental & Nature Conservation

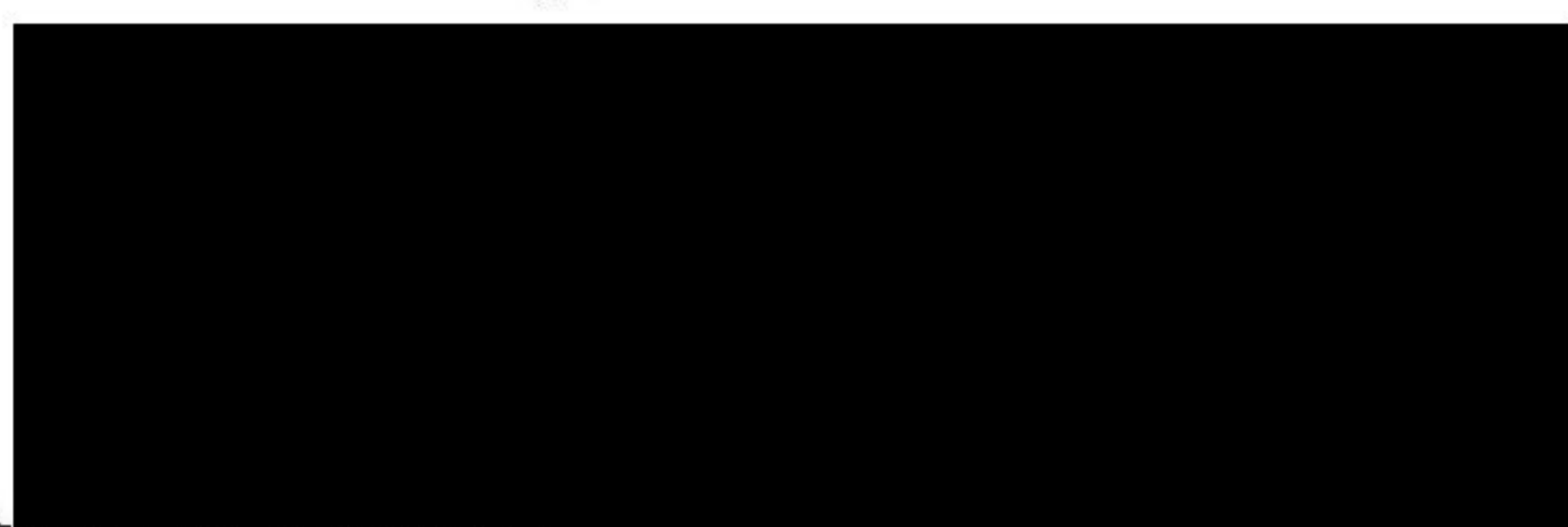
- The development will significantly impact a beautiful wildlife habitat.

The proposed development would destroy valuable wildlife habitat which would be lost forever. Both the gardens of Kit's Cottage and Pilgrims Way Cottage are home to a vast array of fauna including numerous birds, newts, frogs, toads, grass snakes, bats and also the Roman Snail which are protected under the Wildlife & Countryside Act 1981.

As mentioned before, the proposed development will entail the cutting down of many mature trees and shrubs. A significant loss will decrease transpiration from these trees which is a natural flood plain which has been affected by flooding.

I urge you under your powers to reject this application as I totally disagree with all of this proposed development.

Yours sincerely,



Audrey Pearce
Kit's Cottage,
Pilgrims Way West,
Otford,
Sevenoaks,
Kent.
TN14 5JG

07717 224917

SEVENOAKS DISTRICT COUNCIL
REC'D 23 JUL 2014
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