

DEVELOPMENT CONTROL COMMITTEE

Thursday 08 September 2022

LATE OBSERVATION SHEET

4.1 22/00683/FUL - Berkeley House, 7 Oakhill Road, Sevenoaks, Kent TN13 1NQ

Condition amendments

Condition 4 amended to read:

“4) The materials to be used in the construction of the development shall be those indicated on the approved plans unless otherwise approved in writing by the Council.”

Condition 8 amended to read:

“8) No development approved by this planning permission (excluding demolition and initial enabling works) shall be carried out until a proposed remediation strategy, has been submitted to and approved in writing by the Local Planning Authority prior to any remediation works commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

The approved remediation works shall be carried out in full on-site under a quality assured scheme to demonstrate compliance with the proposed methodology and best practice guidance or as may be otherwise approved in writing by the Local Planning Authority.”

Public responses

One further written representation received detailing the written correspondence between an objector and KCC Highways questioning their response to the application raising concerns on increased traffic movement and insufficient parking provision being proposed.

Officer comment:

KCC Highways are the subject matter experts on highways issues. The submitted Transport Assessment has been calculated using Trip Rate Information Computer System (TRICS) which is an industry standard that uses comparison data of trips

generated by land uses to determine the anticipated impact of the proposal upon the local highway network. KCC Highways has not raised concerns nor objections to the Transport Statement methodology and conclusions. The submitted Transport Statement cites that the proposed development would have a negligible impact upon the highway network and not create conditions that 'severe' to justify a reason to object on highway grounds alone.

As mentioned on paragraphs - 207 - 209 of the report, the off street parking provision proposed is compliant with existing parking standards and Policy T2 of the ADMP. Furthermore, as cited in the submitted Transport Statement, Census Data has been used to determine car ownership levels of occupants living in flats/apartments within Sevenoaks Town as being 0.857 per unit. This is less than 1 car parking space per unit that creates a demand requiring only 59 spaces. When applied to this proposal, as the off-street parking provision is policy compliant, taking into account the likely demand for car parking provision for the proposal, the risk of overspill onto the street is significantly lessened or non-existent.