



**Late Observations Sheet
DEVELOPMENT MANAGEMENT COMMITTEE
20 July 2023 at 7.00 pm**

Late Observations

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DEVELOPMENT MANAGEMENT COMMITTEE

Thursday 20 July 2023

LATE OBSERVATION SHEET

4.1 – 22/02930/FUL - Sancta Maria, Manor Drive, Hartley, Longfield, Kent DA3 8AW

No Late Observations

4.2 – 22/03313/FUL - Oast House Nursery, Ash Road, Ash, Sevenoaks, Kent TN15 7HJ

Paragraph 40 is replaced to read:

However, the Council recognises the acute housing need in the District. It has recently concluded a Regulation 18 public consultation on a new Local Plan, which proposes a strategy that focuses on making the best and most effective use of land within existing settlements. It is clear that Green Belt land will only be released where there are exceptional circumstances for doing so, when all reasonable alternatives have been explored including opportunities in neighbouring authorities. However, given that the new Local Plan is only at first stage Regulation 18 consultation, it only carries limited weight and therefore the scheme must be considered in light of existing adopted policy, both local and national.

Paragraph 41 is deleted.

Paragraph 65 is replaced to read:

It is considered that site would continue to make a contribution to the transition between the linear development along Ash Road and the wider Green Belt, albeit that this contribution would be diminished when comparing the existing and proposed built form. As such due to the proposed layout of the development and the increase in building heights and massing, there would be harm to the openness of the Green Belt. However, it is considered that this identified harm is moderate and less than substantial. As the identified harm is less than substantial and that the scheme is making a contribution to affordable housing provision the proposal, would represent appropriate development within the Green Belt, in accordance with Paragraph 149(g) of the NPPF.

Paragraph 66 is deleted

After paragraph 163 – heading should read: **Planning Balance**

Paragraph 165 is deleted as the proposal is appropriate development in the Green Belt

Paragraph 166 is deleted as the proposal is appropriate development in the Green Belt

Add to paragraph 172 -

Furthermore the shortfall in the delivery in housing can only be rectified by either: (a) adopting a new Local Plan or (b) granting permissions on windfall sites, to which this scheme is one of them. As such there little scope to solving the five year housing land supply in the short term until the adoption of a new local plan in late 2024. The lack of supply for housing is impacting affordability levels in both the cost of housing for sale and rent within the District which attracts further weight in its consideration.

Paragraph 176 - is deleted

Paragraph 177 - is replaced to read:

Upon considering the above, there are no protective policies which provide a clear reason for refusing the development proposed. The development does not have any adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole and that the material considerations in this case indicate a presumption in favour in approving in this development.

Recommendation

As the development constitutes appropriate development in the Green Belt, there would no longer be a requirement to refer the application to the Secretary of State.

The recommendation should read:

RECOMMENDATION: That the Committee resolve that planning permission be GRANTED subject to:

- a) After the expiry date of the newspaper advertisement (03 August 2023) – any representations received raising no new issues;**
- b) The conditions set out below, subject to any minor changes to wording being agreed in writing by the Chief Officer for Planning and Regulatory Services; and**
- c) A satisfactory legal agreement made under section 106 of the Town and Country Planning Act 1990 (as amended) being completed within three months of the date of the decision, unless in accordance with a new timescale otherwise agreed in writing by the Chief Officer for Planning and Regulatory Services.**

Section 106 Agreement

The Section 106 Agreement shall include the following requirements:

- KCC Primary and Secondary Education Contributions – Total - £255,796**
- Off-site affordable housing contribution – Total - £16,532**
- Land set-aside for biodiversity net gain/enhancements and development free for a minimum of 30 years, with monitoring.**

4.3 – 23/00915/FUL - Land South East Of Broadhoath Wood, Rooks Hill, Underriver Kent

The wording of conditions have been amended as follows:

2) Unless in accordance with an alternative scheme which shall first have been submitted to and approved in writing by the local planning authority, prior to the first use of the approved arena, the proposed parking spaces and turning area shall be implemented on the site in accordance with the details approved under application number 21/02158/DETAIL and retained as such thereafter. Any alternative scheme shall include details of the proposed two parking spaces at a scale of no less than 1:100 and details of the proposed hard standing to be used in connection with the parking. The approved alternative parking shall be installed on site prior to first use of the arena and retained as such thereafter.

3) Unless in accordance with an alternative scheme which shall first have been submitted to and approved in writing by the local planning authority, prior to first use of the approved arena, the proposed hardstanding shall be implemented on site in accordance with the details approved under application number 21/02282/DETAIL and retained as such thereafter. Any alternative scheme shall include the details of the proposed hardstanding for both the approved sand school and any further hard standing to be located within the red line plan 1819 03A. The details shall include a comprehensive list of hard standing and a site plan at a scale of no less than 1:200 indicating the location of the proposed hard standing. The approved alternative hardstanding shall be installed on site prior to first use of the arena and retained as such thereafter.

9) Within one month of the first use of the development hereby approved details of ecological enhancements, together with a timescale for implementation, shall be submitted to and approved in writing by the local planning authority. The ecological enhancements shall be implemented in accordance with the approved details.

11) Unless in accordance with an alternative scheme which shall first have been submitted to and approved in writing by the local planning authority, prior to first use of the approved arena, the proposed soft landscaping shall be implemented in accordance with the details approved under application number 21/02283/DETAIL and retained as approved thereafter. Any alternative scheme shall include:- planting plans (identifying existing planting, plants to be retained and new native species planting);- a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities), which shall include the provision of replacement trees;- proposed buffer zone planting; and a programme of implementation. The soft landscaping shall be designed to screen the development and the earthworks should blend with the land contours to limit the visual impact of the sand school. The approved alternative landscaping shall be installed on site in accordance with the approved programme of implementation and retained as such thereafter. If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or

Supplementary Information

become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

4.4 - 23/01182/HOUSE - Humbugs, 31 Hartslands Road, Sevenoaks, Kent TN13 3TN

No Late Observations.