



**Late Observations Sheet 2
DEVELOPMENT MANAGEMENT COMMITTEE
17 August 2023 at 7.00 pm**

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DEVELOPMENT MANAGEMENT COMMITTEE

Thursday 17 August 2023

LATE OBSERVATION SHEET 2

4.1 – 23/00925/FUL – Land Off Farmstead Drive Edenbridge Kent TN8 6DX**Additional comment received:**

An email from Fircroft Tenants & Residents Association (FTRA) was received on 14th August regarding the loss of the community hall and timeframe for the commencement and completion of works. This matter is covered in paragraph 105 of the report and the email has been passed to Sevenoaks District Council's property team, who as landowner will respond.

Update on education contributions requested by KCC:

Para 100 of the committee report refers to the request for education contributions from KCC and new guidance about contributions that may impact on the recommendation. KCC have confirmed by email on 11 August 2023 that they agree with the independent assessment, that the site is not viable.

As the need for education provision remains, they have requested, in accordance with their new guidance, that a S106 agreement is secured as a pre-condition of granting permission, which provides for a viability review to be undertaken to re-assess the viability of the development once there is more certainty as to costs and values, together with a clawback mechanism, which provides for any surplus profit identified by that review, to be paid to KCC towards the costs of education.

The recommendation in relation to the S106 agreement is therefore amended as follows:

RECOMMENDATION: That planning permission be GRANTED subject to the completion of a S106 agreement:

- to provide an updated viability review (trigger to be agreed with KCC)
- together with a clawback mechanism to provide for any surplus profit to be provided to KCC towards the need for education provision generated by the development, and
- subject to the conditions set out in the main report.

LATE UPDATE TO RECOMMENDATION FOR 4.1:

Amend the trigger for submission of landscaping details for condition 16:

Delete: Within 6 months of the date of this permission.

Replace with: Prior to first occupation.

Condition 16 would therefore be amended to read:

- 16) Prior to first occupation, full details of soft landscape works shall be submitted to the Council for written approval. These details shall include:
- planting plans (identifying existing planting, plants to be retained and new planting);
 - written specifications (including cultivation and other operations associated with plant and grass establishment);

Supplementary Information

- schedules of new plants (noting species, size of stock at time of planting and proposed number/densities where appropriate); and
- a programme of implementation.

4.2 -23/00888/FUL - Clandon Leonard Avenue Otford Sevenoaks Kent TN14 5RB

No further information.