

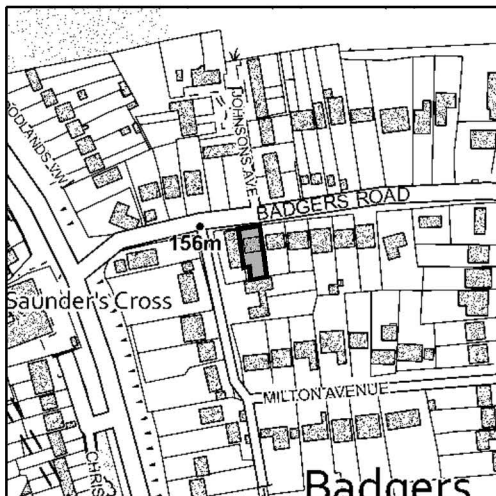
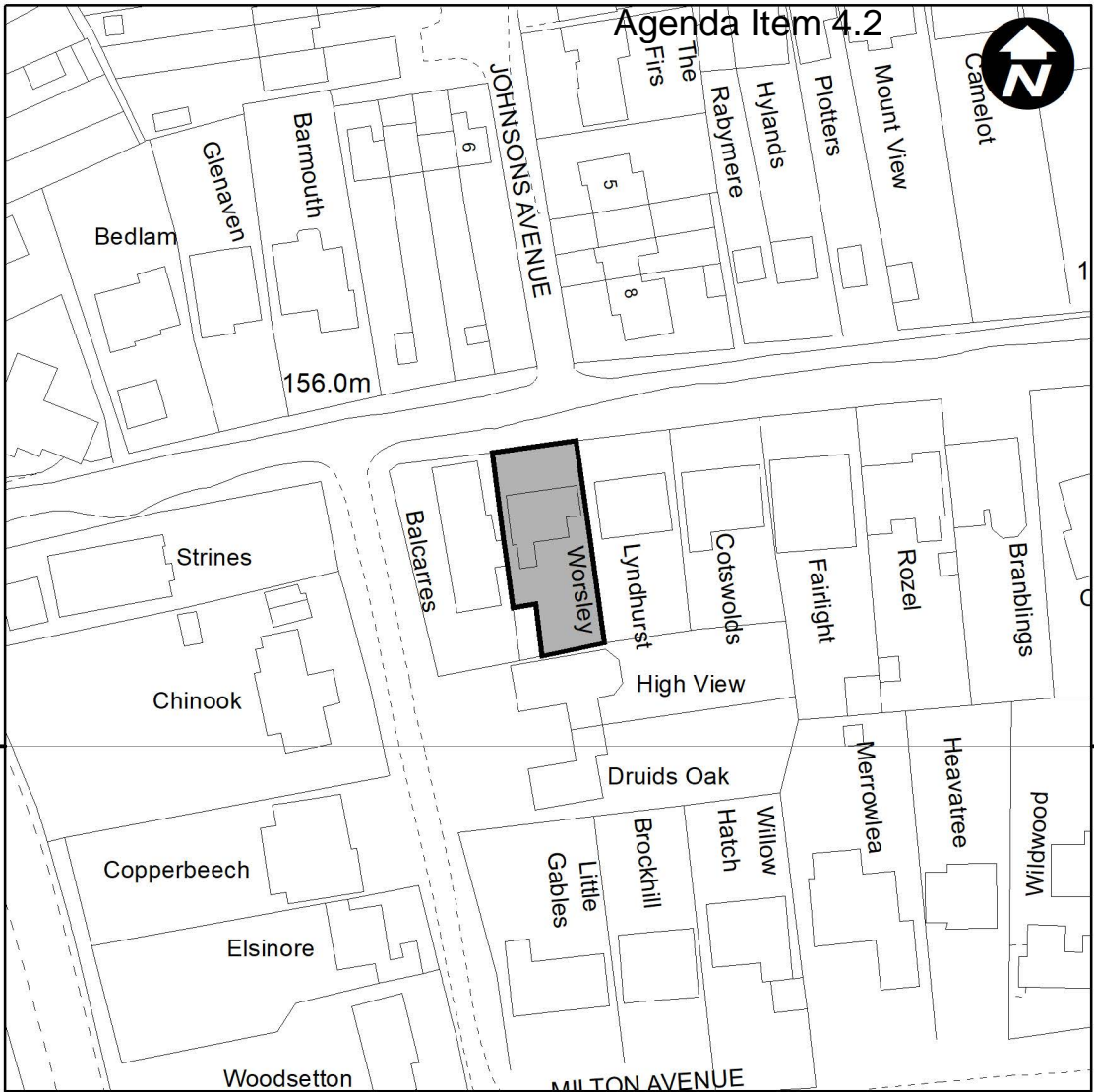
**Late Observations Sheet  
DEVELOPMENT CONTROL COMMITTEE  
22 October 2020 at 7.00 pm**

- 4.2 20/01707/FUL - Worsley, Badgers Road, Badgers Mount, (Pages 1 - 2)  
KENT TN14 7AZ**

The correct site plan after an incorrect one was published in error.

**Late Observations (Pages 3 - 6)**

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# Site Plan

Scale 1:1,250

Date 21/10/2020



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**DEVELOPMENT CONTROL COMMITTEE**

Thursday 22 October 2020

**LATE OBSERVATION SHEET**

**4.1 20/00992/FUL - 17 Egerton Avenue and The Former Egerton Nursery,  
Hextable KENT BR8 7LG**

Correspondence has been received from the applicant's agent raising a number of queries in response to the publication of the Committee Report. These are summarised below, together with a response to each point.

- Query Council's conclusion that the allocation of northern part of site for 30 units. There is no evidence to show how this could be satisfactorily achieved in light of objections on the grounds of density to the present scheme.

Officer Response:

*Paragraphs 179 and 180 outline the documents used to support the emerging local plan, which were used to reach this assessment.*

*Document SUP016 (Proposed Submission Version - Site Appraisal and Methodology) sets out the general methodology, broad criteria and densities and form of development anticipated. It uses a traffic light system to highlight the potential of sites to be developed.*

*Document SUP017a (Proposed Submission Version Site Appraisal - Sites Included in the Proposed Submission Version) is an assessment, which takes a broad analysis of individual sites, assesses their constraints and potential for development.*

*From the above assessments, the northern part of the site has been assessed as suitable for development as policy ST2-29.*

*However, the proposed allocated is based on broad criteria and not on site specific development proposals. The suitability of the site to accommodate development would ultimately have to be assessed in the form of a detailed planning application.*

- Query how lawful commercial use to the rear of the site, which would still require access, would operate if a housing development was granted on the front portion alone.

## Supplementary Information

### *Officer Response:*

*If the commercial use were to continue, this would be a question for the landowner to resolve.*

- Paragraph 86 (Representations) appears to show bias and list individual responses, rather than households.

### *Officer Response:*

*This section is intended to provide a summary of representations received. All representations received are acknowledged regardless of whether more than one is received from the same household.*

- Agent refers to paragraph 120 - reference to the lawful use should include the parking of commercial vehicles and trailers.

### *Officer Response:*

*The table at paragraph 9 summarises the planning history. Permission was granted for the change of use of one building to storage use and lawful development certificate 02/00424/LDCEX does allow for unlimited parking of commercial vehicles and trailers in specified areas. However, this is limited to the central portion of the site and does not extend to the site in its entirety.*

- Agent concerned that as polytunnel would meet CIL requirements it should be considered a permanent building.

### *Officer response:*

*Whether or not this building would meet CIL requirements, paragraph 114 of the Report sets out our interpretation of what are considered the relevant factors to consider in determining whether a building should be considered as permanent for the purposes of Green Belt policy.*

- The southern part of the site is not more densely developed than the northern part as stated in paragraph 142 of the report.

### *Officer response:*

*It is accepted that the density of the southern part of the site would be less than that of the northern portion. This is intended as more of a general conclusion based upon the comparative density of the existing site. Members will be able to form their own view on the matter.*

- The proposals would bring about significant ecological benefits.

*Officer response:*

*It is accepted that the proposals would result in ecological enhancement of the existing site.*

- Disappointed that no reference to appeal decision or a supplemental plan indicating the areas of the site to which the various planning permissions/lawful development certificates relate, which have been submitted.

*Officer response:*

*These documents were submitted as part of on-going discussions and did not form part of the formal application submission. There are other appeal decisions which may also be of relevance but ultimately each case must be assessed on its own individual merits.*

- A draft legal agreement to secure affordable housing has been submitted to the Council but has not been agreed:

*Officer response:*

*The draft legal agreement has been submitted and is subject to continuing discussions between both parties.*

The Recommendation remains unchanged.

#### **4.2 20/01707/FUL - Worsley, Badgers Road, Badgers Mount KENT TN14 7AZ**

No Late Observations

#### **4.3 20/01319/FUL - Little Thyme, Calfstock Lane, Farningham KENT DA4 9JH**

No Late Observations

**4.4 20/02154/CONVAR - Briona Stables, Spode Lane, Cowden KENT TN8 7HH**

No Late Observations

**4.5 20/02205/HOUSE - Fern Cottage, 7 Pound Lane, Sevenoaks KENT TN13 3TB**

No Late Observations

**4.6 20/02312/FUL - Land East of 17 Romani Way, Hever Road, Edenbridge**

No Late Observations

**5.1 TPO 4 of 2020 - Marlridge, Swan Lane, Edenbridge**

No Late Observations