



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
17 December 2020 at 7.00 pm

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DEVELOPMENT CONTROL COMMITTEE

Thursday 17 December 2020

LATE OBSERVATION SHEET

4.1 20/02448/FUL - Land North Of 2-6 Woodside Road, Sevenoaks, KENT TN13 3HB

Condition 7 to be replaced by the following revised condition wording:

‘There shall be no construction of any dwelling above damp proof course level until full details of soft landscape works and means of enclosure have been submitted to and approved in writing by the local planning authority.

Such details shall include -

- A planting plan clearly identifying existing planting, plants to be retained and any new planting, to include details of planting adjacent to the south-eastern and north eastern boundaries);
- A schedule of the new plants to be included (noting species, size of stock at time of planting and proposed number/densities);
- All existing and proposed means of enclosure;
- A programme of implementation.

The landscaping and means of enclosure shall be implemented in accordance with the approved details.

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

The Recommendation remains unchanged.

4.2 20/02543/HOUSE - 7 Wyndham Close, Leigh KENT TN11 8RD

No Late Observations

4.3 20/02779/HOUSE - Farm Cottage, Walters Green Road, PENSHURST KENT TN11 8HE

Condition 4 to be replaced by the following revised condition wording:

‘The approved garage shown on the approved plans shall be constructed using a ‘no dig’ method of construction only. Prior to the commencement of any hard and soft landscaping works on the site and prior to the construction of the garage, further

Supplementary Information

details of any hard and soft landscaping works to be carried out on the site shall be submitted to the Local Planning Authority for their prior written approval. The works shall be implemented in accordance with the approved details.

Such details shall include -

- A planting plan clearly identifying existing planting, plants to be retained and any new planting;
- A schedule of the new plants to be included (noting species, size of stock at time of planting and proposed number/densities);
- Any new proposed boundary treatments or means of enclosure;
- Details of any hard landscaping works;
- A programme of implementation.

The hard and soft landscaping works and the new proposed boundary treatments shall be implemented in accordance with the approved details.

An Arboricultural Method Statement shall also be submitted by the applicant to the Local Planning Authority for their prior written approval to explain the tree protection measures to be adopted during the construction phase. The works shall be carried out in accordance with the approved details.

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

The Recommendation remains unchanged.

4.4 20/02780/LBALT - Farm Cottage, Walters Green Road, PENSHURST KENT TN11 8HE

No Late Observations

4.5 20/03400/AGRNOT - Land West Of Faulkners Hill Farm, Yorks Hill, Ide Hill KENT TN14 6LG

Consultation response:

A response has been received from Sundridge with Ide Hill Parish Council raising NO OBJECTION to the proposal.

Representations:

A response has been received on behalf on the Ide Hill Society opposing development creep in farm buildings being used for non-agricultural purposes.

Officer Comment:

This application relates to an open sided agricultural building for which there is a recognised agricultural need.

The Recommendation remains unchanged.

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