



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
31 March 2021 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 31 MARCH 2021

LATE OBSERVATION SHEET

4.1 20/03567/MMA - 14 The Old Garden, Chipstead, KENT TN13 2RJ

Officer comments:

Paragraph 2 alteration

Delete 'Add four rooflights above the single storey southern elevation;'

Paragraph 19 to be replaced by the following text, as this paragraph refers to Non Material rather than Minor Material Amendment in error.

19. Section 73 of the Town and Country Planning Act 1990 enables conditions to be amended to seek a minor material amendment. There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved. The approved scheme was front and side extensions to the property and the changes now sought still only relate to front and side extensions. Therefore the proposed development is not substantially different to the approved scheme. Members are being asked to consider whether the proposed changes to the approved scheme are acceptable, not the application type.

Paragraph 29 alteration:

The fenestration on the rear elevation would look out into the rear garden with the western boundary comprising of a mature hedge rising to a height of over 3m in height ensuring that the works would **NOT** overlook the rear garden of The Pump House.

Environmental Health comments:

"I have viewed the application and wish to make the following observation. The development is within 250 metres of a known landfill site and therefore could be affected by ground gases from the decay of organic material in the landfill. Due to the potential risk from explosion or asphyxiation associated with ground gases from such sites, I recommend the inclusion of a condition to address this, if you are minded to grant permission.

The condition should require that the foundation of any extension and any service entries be designed or suitable protected so as to prevent the ingress of ground gases."

Amend Recommendation

Additional condition

3. No development shall begin on site until details showing how the proposed foundation and any service entries will be designed or suitably protected to prevent the ingress of ground gases has been submitted to and approved in writing by the Local Planning Authority. Any proposed scheme shall then be completed in accordance with the approved details before the first occupation of the development.

In the interest of public health as support by the National Planning Policy Framework.

4.2 20/03395/FUL - 40 High Street, Sevenoaks, KENT TN13 1JG

Environmental Health

Environmental Health commented that noise in habitable rooms should meet the requirements of BS 8233:2014 and that it is important future residents are not exposed to harmful levels of air pollution, this may require noise or air quality mitigation measures. Therefore, an additional condition is proposed to ensure air quality and noise mitigation measures are secured. The pre-commencement condition is added.

Considering the surrounding residential properties and the former historic residential use of the property, it is considered that a planning condition is the appropriate way to ensure noise and air quality mitigation measures are carried out.

Materials

The condition regarding the materials has been amended to state that material samples are required, this would be consistent with the material condition on the Listed Building Consent application and will ensure both applications see samples of materials required.

Recommendation amended

Amend condition 2 and add condition 5

2. Prior to the commencement of works to the external walls, specifications (including, where applicable, size, colour, texture, profile, finish, bonding and pointing) and a sample panel of 1metre square of the external surface materials of the development (brickwork to front elevation) will be submitted to and approved in writing by the Council.

Reason: To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

5. Prior to the commencement of works, mitigation measures regarding providing adequate air quality and noise protection will be submitted in writing to the Local

Planning Authority. The approved mitigation measures shall be implemented prior to first occupation.

Reason: to ensure that the noise levels in habitable rooms meet the requirements of BS 8233:2014 and that future residents are not exposed to harmful levels of air pollution, to protect the amenity of future occupants.

4.3 20/03396/LBCALT - 40 High Street, Sevenoaks, KENT TN13 1JG

No Late Observations

4.4 20/03739/HOUSE - Rosewood, Stonehouse Road, Halstead, KENT TN14 7HN

No Late Observations

4.5 21/00089/MMA - Somerset Lodge, 12 Westerham Road, Bessels Green KENT TN13 2PU

No Late Observations

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