



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
16 December 2021 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 16 December 2021

LATE OBSERVATION SHEET

4.1 21/02144/FUL - Sunny Hatch, 91 Hitchen Hatch Lane, Sevenoaks, KENT TN13 3BD

The following typographical errors are to be amended within the report:

Consultations

Paragraph 15, second sentence, should be read:

“With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach, new developments should follow Policy SI 13 Sustainable Drainage of the London Plan 2021.

Chief Planning Officer’s Appraisal:

Principle of the development

Paragraph 30, second sentence, omit comma between welcome and contribution.

Paragraph 32 should read:

“It should be noted that paragraph 11d of the NPPF and ~~title~~ tilted balance applies to this site when assessing residential schemes in urban locations”.

Paragraph 34, first two sentences, should read:

“Members will be ~~able that~~ be aware that our Local Plan is out of date for the most important policies that we have (i.e., housing) and that we cannot demonstrate a five year housing supply. Therefore, the ~~title~~ tilted balance is engaged.”

Impact on residential amenity

Paragraph 53, third and fourth sentences, should read:

“The first-floor inter-window separation to no.93 is approximately 16-17m. This is considered to fall within the National Model Design Code Guidance and is acceptable. As for Burlington Place the window to window distance ~~being~~ is approximately 14-15m”.

Impact on highway safety and parking

Paragraph 59, second sentence should refer to Town Council.

Supplementary Information

Paragraph 59, final sentence, should read:

KCC Highways still have concerns that the underground parking is tight and it appears that not all the space within the basement is being utilised, so a ~~revised~~ revised parking layout is being sought by condition.

The Recommendation remains unchanged.

4.2 21/03546/CONVAR - White Oak Leisure Centre, Hilda May Avenue, Swanley, KENT BR8 7BT

NO LATE OBSERVATIONS

4.3 21/03318/DETAIL - The Castle House, Sevenoaks Road, Otford, KENT TN14 5PB

NO LATE OBSERVATIONS

4.4 21/03246/DETAIL - The Castle House, Sevenoaks Road, Otford, KENT TN14 5PB

NO LATE OBSERVATIONS