



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
06 January 2022 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

THURSDAY 6TH JAN 2022

LATE OBSERVATION SHEET

4.1 21/01388/FUL - Land South Of 1 Singles Cross Cottages, Blueberry Lane, Knockholt, KENT TN14 7NH

A number of Late Observations were received when this item was originally presented to Committee on 9th September 2021. As these have not been referred to in the current report, for the sake of completeness they are therefore repeated in full below:

“Representations

A letter has been received from the Knockholt Society reiterating comments raised in their earlier correspondence.

A letter has also been received from the Countryside Charity raising the following objections:

- The building operations extend beyond the existing footprint and therefore aren't lawful.
- The proposals include an access, which cannot be justified.
- Application highlights the difficulty in upholding Green Belt policy in light of Class R.

A letter of representation has been received from a third party objecting on the following grounds:

- Proposals not viable.
- Note structural survey is resubmission from 2019.
- Proposed access road inappropriate and would result in loss of hedgerow, extensive hard surfacing and loss of pasture land.

A letter of representation has been received from a third party noting as follows:

- Whilst the Public Right of Way takes a more northerly route, the footpath used by walkers, and marked by posts on site, cuts through the corner of the application site en-route to the adjacent stile.
- The proposals would prevent access to the existing stile.
- The position of the official footpath would traverse a steep bank and be dangerous.
- The access indicated does not allow access to serve the field which is grazed by sheep. Does this mean a second access to the road will be created?

Officer response:

The objections raised by the Knockholt society are already summarised in the Officer's Report, as are the third party comments which raise similar

Supplementary Information

issues.

With regard to comments regarding the Right of Way, KCC Public Rights of Way Officer advises that the route presently walked to a stile in the boundary is not on the correct legal line.

In the circumstances, the application site would not impinge on the Public Right of Way.

Whilst it appears that the extreme edge of turning head/associated landscaping may impinge upon the existing path used by walkers, the access does not form part of this application. The current application does not encroach onto the footpath and would not prevent access to the existing stile.

Representation

A further representation has been received today from a local resident raising the following objections, in summary:

- Barns in poor/derelict condition and should be demolished.
- Original access from adjacent farm yard.
- Note previous refusal for conversion of these buildings.
- Sceptical of success of use - likely to be converted into residential.
- Poor location for any use other than agriculture.
- Unacceptable access, which will result in loss of hedgerow.”

Further Representation received in response to amended proposals:

In addition to the above, a further letter has been received from the Countryside Charity (CPRE). In summary, this notes that former agricultural buildings within the Green Belt do not fall within the definition of Previously Developed Land and query why this is referenced in the Officer's report. They also agree that whilst the proposals would not have a greater spatial impact, they would have a much greater visual impact, incompatible with their setting.

Officer response:

Members are referred to paragraphs 76 to 82 of the Officer's report, to be read in full. In summary, it is not suggested that the site benefits from being previously developed land, only that the relevant tests for such development provide a useful method of considering the present proposals, as they already benefit from a change of use under Class R.

Recommendation Remains Unchanged

4.2 21/03403/HOUSE - Edenwood, Swan Lane, Edenbridge KENT TN8 6AT

Three plans have been corrected to reflect one missing rooflight which exists on the main house. This rooflight does not form part of the proposed works but has been corrected to ensure accuracy of plans.

Amend Recommendation:

Condition 5 is updated to include the amended plans as follows:

5) The development hereby approved shall be implemented in accordance with the following approved plans: E001 Site Location Plan, P150 Rev P1 Proposed Site Plan, P200 Rev P5 Proposed Floor Plans, P450 Rev P1 Proposed Elevations, SK100 Rev P2 Car Port Foundation Proposals, 21-1239-TPP Tree Protection Plan.

For the avoidance of doubt and in the interests of proper planning.

4.3 21/02355/FUL - Blueberry Farm, Blueberry Lane, Knockholt, KENT TN14 7NH

No Late Observations

4.4 21/03346/LDCPR - Aberdeen House, Main Road, Knockholt, KENT TN14 7JD

No Late Observations

4.5 21/02577/FUL - The Lock Up Garages, Lombard Street, Horton Kirby, KENT DA4 9DF

No Late Observations

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