



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
10 March 2022 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 10 March 2022

LATE OBSERVATION SHEET

4.1 21/01333/FUL - Edenbridge Working Mens Club, 67 High Street, Edenbridge KENT TN8 5AL

Planning Officer's Appraisal

Residential Amenity

We are aware that the layout of the play area for the View School has changed and no longer matches planning permission SE/14/02950/FUL. Moreover, condition 4 of this permission requires the proposed parking bays to be completed and made available for use prior to first use of the outdoor play area, and that those bays shall thereafter be maintained for vehicle parking only.

Parking and Highway Safety

We understand that the existing uses of the site would require 15 spaces in total which is significantly greater than the proposed use.

This is based on guidance in SPG4 (2006).

Conditions/Informatives

An informative for the applicant to consider provisions for electric bicycle charging has been included in the draft decision notice.

The Recommendation remains unchanged.

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