

DEVELOPMENT CONTROL COMMITTEE

Thursday 30 September 2021

LATE OBSERVATION SHEET

4.1 - 20/02988/OUT - Land North Of Town Station Cottages, Forge Croft, Edenbridge KENT TN8 5LR

Typographical error

Paragraph 201 should read:

“The National Planning Policy Framework and in particular paragraph 137 makes it clear that the Government attaches great importance to the Green Belt and the protection of its essential characteristics.”

Paragraph 202 is deleted.

Recommendation to amend main report

A further six neighbour responses have been received objecting on the following matters -

- Not enough car parking provision for Town Station Cottages;
- Impact upon existing infrastructure of Edenbridge;
- Impact of development on sewage farm;
- Highway safety;
- No very special circumstances exist;
- Breach of existing s106 relating to open space;
- Damage to habitats and wildlife;
- Flooding issues;
- Sets a precedent;
- Extant s106 agreement.

With regard to the car provision at Town Station Cottages, the applicant has agreed to increase the parking provision from 6 to 12 spaces, 2 for each cottage. As such the s106 agreement will be updated to secure this provision.

With all other, these objections are already covered in the report. In regard to the extant s106, this has already been covered in the report in paragraphs 176 - 182 of the report.

Amend Recommendation

To amend the conditions and add five additional conditions requested by Kent Highways.

Amendment to condition 18 to read:

“Notwithstanding the provision of Class A, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent legislation, prior to the commencement of each phase of development a plan specifying arrangements for the management of the construction site for that Phase shall be submitted to and approved in writing by the local planning authority. The construction plan for that Phase shall include the following details as appropriate:

- a) full details of the contractor's temporary means of access to the site;*
- b) hours of delivery of materials and routing of construction and delivery vehicles to / from site;*
- c) location of site management offices and/or sales office;*
- d) location of materials storage compounds, loading/unloading areas and areas for construction vehicles to turn within the site;*
- e) car parking areas for construction workers, sales staff and customers;*
- f) the extent of and surface treatment of all temporary road accesses leading to compound/storage areas*
- g) temporary warning and direction signing on the approaches to the site including any temporary traffic measures;*
- h) implementation of mitigation measures as detailed in Section 7 in the Air Quality Assessment dated June 2020;*
- i) Provision of wheel washing facilities;*

The construction plan details as approved shall be implemented before the development of that phase is begun and shall be kept in place, operated and adhered to at all times until the development of that Phase is completed. In addition, no vehicles involved in the construction of the development of that phase shall enter or leave the site of the development of that Phase except via the temporary means of access within the approved construction plan for that Phase.”

Additional conditions required

36) Vehicular access arrangements to consist of a primary access onto the B2027 Four Elms Road as shown in principle on Drawing Number 70003967-SK-010 Rev D (subject to such revisions as may be agreed with the local highway authority as part of the detailed design process pursuant to the requisite highways agreement) and to be provided prior to occupation of any development and separate secondary access via the medical centre access and an emergency access via Forge Croft/Frantfields.

Reason: In the interests of highway safety and access in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

37) Save where the requisite traffic regulation order has already been sought or obtained through the highways agreement referred at condition 36 above, prior to occupation of the development, the applicant shall submit an application to the local highway authority seeking an extension to the 30mph speed limit along Four Elms Road sufficient to encompass the approved access pursuant to section 1 of the Road Traffic Regulation Act 1984 not Road Traffic Act 1984 (or such other enabling legislation as shall be applicable)

Reason: In the interest of highway safety.

38) In respect of the main estate / spine road serving the station car park any application to the local highway authority for the adoption of said road pursuant to s38 of the highways act 1990 shall include details of any measures or parking restrictions proposed by the applicant to restrict commuter parking on said roads in the event that the new station car park is brought into use.

Reason: In the interests of highway safety and access in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

39) Prior to commencement of development of the school site a Transport Assessment review shall be undertaken and completed. The completed review shall be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved details prior to the first use of the school hereby permitted.

Reason: To assess any further impact upon the highway network and in the interests of highway safety, in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan

40) Prior to occupation of the school site:

i) Additional space to be provided for the bus/coach drop off/pick area and a separate/segregated student drop off/pick up area to be provided prior to the occupation of the school.

ii) Details of arrangements of a delivery management plan which includes details delivery vehicles to park and manoeuvre clear of the highway shall be submitted to and approved by in writing by local planning authority.

The development shall accord with the approved details.

Reason: In the interests of highway safety and access in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

4.2 - 21/01058/FUL - Lyndhurst Cottage, Holly Bush Lane, Sevenoaks KENT TN13 3UN

Correction to Report:

Paragraph 92 of the Officer's Report refers to the Sevenoaks Residential Developments SPD. This is incorrect and should read "Sevenoaks Residential Extensions SPD".

Additional Consultation Response:

Environmental Health have provided comments on the proposed air source heat pump, and have suggested that further information on the likely noise levels would be required before they can comment in full. This matter is already addressed in paragraph 100 of the report and condition 9 requires that details of any ground or air source heat pump should be submitted for approval. No further changes to the recommendation are therefore required.

Amend recommendation - additional condition:

10. The new garage hereby permitted shall be used only in connection with, and shall be ancillary to, the main dwellinghouse on the site.

Reason: In the interests of preserving residential amenity to highway safety, to comply with policies EN1 and T2 of the Sevenoaks ADMP

4.3 - 21/02430/HOUSE - The Castle House, Sevenoaks Road, Otford KENT TN14 5PB

No Late Observations

4.4 - 21/02431/LBCALT - The Castle House, Sevenoaks Road, Otford KENT TN14 5PB

No Late Observations