

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 22 October 2015 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Bosley, Clark, Edwards-Winser, Gaywood, Hogg,
Mrs. Hunter, Kitchener, Layland, Parkin, Purves

Apologies for absence were received from Cllrs. Brown, Cooke, Horwood,
Raikes and Miss. Stack

Cllr. Piper were also present.

54. Minutes

Resolved: That the Minutes of the Development Control Committee held on 1
October 2015 be approved and signed by the Chairman as a correct record.

55. Declarations of Interest or Predetermination

There were no declarations of interest or predetermination.

56. Declarations of Lobbying

There were no declarations of lobbying.

Reserved Planning Applications

The Committee considered the following planning applications:

57. SE/15/02057/HOUSE San Michele, Church Road, Hartley, Kent DA3 8DZ

The proposal was for the demolition of existing outbuilding and erection of a single storey rear extension. The application was referred to Committee at the request of Councillor Gaywood on the basis that the proposed development would represent inappropriate development in the Green Belt and the very special circumstances advanced were not considered sufficient to justify the development.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	-
Parish Representative:	-
Local Member:	Cllr. Gaywood

Development Control Committee - 22 October 2015

It was moved by the Chairman and duly seconded that the recommendation in the agenda to grant planning permission be agreed.

Members discussed whether the very special circumstances were sufficient for the development and whether the application was less intrusive to the Green Belt in comparison to what the applicants could build under permitted development rights.

The motion was put to the vote and it was:

Resolved: That planning permission be GRANTED subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: BDS-1298-05 Rev A, BDS-1298-02 Rev A, BDS-1298-100 Rev A.

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

- 3) The materials to be used in the construction of the development shall be those indicated in email dated 06.10.15.

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.

- 4) Prior to the commencement of the development the outbuilding within 5 metres of the dwelling identified on drawing number BDS-1298-05 Rev A shall be demolished in its entirety and all resulting materials shall be removed from the land.

To protect the openness of the Green Belt and to support the very special circumstances of the case including maintaining the openness of the Green Belt. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England and Wales) 2015 as amended (or any Order revoking or re-enacting those Orders) no development falling within Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 to the said Order shall be carried out.

Development Control Committee - 22 October 2015

To prevent further inappropriate development in the Green Belt as supported by the National Planning Policy Framework and policy GB1 of the Allocations and Development Agreement Plan.

- 6) No development shall take place until all existing outbuildings (excluding those identified on site location plan number BDS-1298-100 Rev A) have been demolished and all resulting materials have been removed from the land.

To protect the openness of the Green Belt and to support the very special circumstances of the case including maintaining the openness of the Green Belt. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

THE MEETING WAS CONCLUDED AT 7.25 PM

CHAIRMAN