

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 18 February 2016 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice-Chairman)

Cllrs. Ball, Clark, Cooke, Hogg, Horwood, Kitchener, Layland, Parkin, Purves, Raikes and Miss. Stack

Apologies for absence were received from Cllrs. Barnes, Bosley, Edwards-Winser, Gaywood and Mrs. Hunter

Cllr. Piper was also present.

79. Minutes

Resolved: That the Minutes of the Development Control Committee held on 28 January 2016 be approved and signed by the Chairman as a correct record.

80. Declarations of Interest or Predetermination

Cllr. Raikes declared that he was a Member of Sevenoaks Town Council for minute item 82 - SE/15/03814/FUL - 4 Littlecourt Road, Sevenoaks TN13 2JG and had been party to decisions of Sevenoaks Town Council but remained open minded.

Cllr. Thornton declared that she would be reading out a statement on behalf of Cllr. Mrs. Hunter for minute item 82 - SE/15/03814/FUL - 4 Littlecourt Road, Sevenoaks TN13 2JG.

81. Declarations of Lobbying

All Members declared that they had been lobbied in respect of minute item 82 - SE/15/03814/FUL - 4 Littlecourt Road, Sevenoaks TN13 2JG.

Reserved Planning Applications

The Committee considered the following planning application:

82. SE/15/03814/FUL - 4 Littlecourt Road, Sevenoaks TN13 2JG

The proposal was for the conversion of existing building from two self-contained flats into 1 family dwelling, which included a two storey rear extension, room within roof space and a single storey side extension.

The application had been referred to the Committee at the request of Cllr. Mrs. Hunter as she disagreed with the Officer's interpretation of Policy H4 of the Sevenoaks Allocation and Development Management Plan.

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Members' attention was brought to the main agenda papers and the [late observation sheet](#) which gave details of letters received since publication of the report.

The Committee was addressed by the following speakers:

Against the application:	-
For the application:	Jo Tasker
Parish Representative:	-
Local Member:	-

Members asked questions of clarification from the speakers and officers.

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

Members discussed the interpretation of Policy H4 in relation to the definition of the "loss of housing stock". Some Members questioned whether the loss of housing stock was the same as loss of units.

The motion was put to the vote and it was lost.

It was moved by Cllr. Miss. Stack and duly seconded that planning permission be approved subject to appropriate conditions to be confirmed by Officers and an informative that construction works were to be carried out during normal hours of work in a manner that sought to protect neighbouring residential amenity. 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the dwelling as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 4169-PD003 Rev B, 4169-PD004 Rev B, 4169-PD005 Rev B.

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

Informative:

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The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

It is recommended that the construction works for the approved development are carried out during normal hours of work in a manner that seeks to protect neighbouring residential amenity.

THE MEETING WAS CONCLUDED AT 7.30 PM

CHAIRMAN

