

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 28 April 2016 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Bosley, Brown, Clark, Cooke, Edwards-Winsor, Hogg, Mrs. Hunter, Kitchener, Layland and Parkin

Apologies for absence were received from Cllrs. Gaywood, Horwood, Purves, Raikes and Miss. Stack

Cllr. London was also present.

95. Minutes

Resolved: That the Minutes of the Development Control Committee held on 7 April 2016 be approved and signed by the Chairman as a correct record.

96. Declarations of Interest or Predetermination

Cllr. Layland declared for minute item 99 - SE/15/00376/FUL - Westerham House, Fircroft Way, Edenbridge TN8 6EL that he was one of the Local Members for the application.

97. Declarations of Lobbying

All Members declared that they had been lobbied in respect of minute item 99 - SE/15/00376/FUL - Westerham House, Fircroft Way, Edenbridge TN8 6EL.

Unreserved Planning Applications

There were no public speakers against the following item and no Member reserved the item for debate. Therefore, in accordance with Part 7.3(e) of the constitution, the following matter was considered without debate:

98. SE/16/00370/FUL - Suffolk House, 154 High Street, Sevenoaks TN13 1XE

The application sought the conversion of the roof space of the building from storage to an office use and the insertion of 3 rooflights into the front (south facing) roof pitch.

The application was referred to Committee as Sevenoaks District Council was the applicant and owned the land in question.

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

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- 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 development shall be those indicated on the approved plan JHPRS85-002E.

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.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: JHPRS85-002E, JHPRS85-005C and JHPRS85-006.

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

Reserved Planning Applications

The Committee considered the following planning applications:

99. SE/15/00376/FUL - Westerham House, Fircroft Way, Edenbridge TN8 6EL

The application sought permission to demolish the existing industrial premises and erect 36 residential units. The units would consist of 21 two storey dwellings (2 and 3 beds) arranged in three terraced blocks and a three storey building containing 15 (1 and 2 bed) flats. The application has been made on the basis that all the units would be affordable dwellings on a shared ownership basis.

The application was referred to the Committee by Councillors Scholey and McGregor for failure to create an inclusive development, for setting a precedent for the piecemeal loss of a significant area of employment land in Edenbridge and for artificially avoiding CIL payment despite the impact on local infrastructure and the need to deliver social, recreational and cultural facilities.

Members' attention was brought to the [late observation sheet](#), which did not amend the recommendation in the report.

The Committee was addressed by the following speakers:

Against the application:	-
For the application:	Mike Washbourne
Parish Representative:	Cllr. Jill Davison
Local Member:	Cllrs. McGregor and Scholey

Members asked questions of clarification from officers. In response to questions about noise, Officers advised that the possible change from B2 to B8 use had been brought the Environmental Health Officer's attention and was taken into account in their comments. Although the noise assessment had not been carried out with BS4142:2014, the

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Environmental Health Officer had stated that noise concerns could be overcome with a recommended condition.

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

Members were concerned at the amenity standards of future residents, noting that there were industrial buildings to the south and west, a railway to the north and there would be heavy vehicles accessing these sites. These would create unacceptable noise and air pollution, which could only be ameliorated through unacceptable enclosure of the dwellings.

Members discussed the safety in the access road, noting that the width of the footway on the west side of the access road would be narrower than would be accepted by Kent Highways if adopted.

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

It was moved by the Chairman and duly seconded that planning permission be refused on the grounds of concerns for the air quality for future residents, unacceptable noise disturbance, the loss of allocated employment land, the failure to provide an inclusive development due to the single type of affordable housing tenure provided throughout the development and the concerns for pedestrian safety through the access road.

Members noted the concerns of Edenbridge Town Council, who had stated that use of the employment land had received many enquiries, but few offers because of the price. The site was suitable for redevelopment to maintain it as employment land.

The motion was put to the vote and it was

Resolved: That planning permission be refused for the following reasons:

- 1) The proposal will result in an unacceptable living environment to future occupants due to noise disturbance from the adjacent employment sites. As such the proposal is contrary to policy EN2 of the Sevenoaks Allocations and Development Management Plan.
- 2) In the absence of an air quality assessment and the site's relationship with adjacent employment uses and traffic movements, the Council is not satisfied that a suitable air quality environment will exist for future occupants. As such the proposal is contrary to policy SP2 of the Sevenoaks Core Strategy.
- 3) The proposal will result in the loss of protected business land. As such the proposal is contrary to policy SP8 of the Sevenoaks Core Strategy
- 4) The proposal does not provide any social rented affordable units within the scheme. As such the proposal is contrary to policy SP3 of the Sevenoaks Core Strategy.
- 5) The proposal would result in a poor environment and safety for pedestrians in walking along the access road and along footways through the industrial

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estate, due to the pedestrians having to endure HGV and other service vehicles crossing the footways. As such the proposal is contrary to policy EN1 of the Sevenoaks Allocations and Development Management Plan.

100. SE/16/00215/HOUSE - 1 Larkfield Road, Bessels Green TN13 2QH

The application was for the erection of a part double and part single rear extension with changes to front elevation and fenestration.

The application was referred to the Committee at the request of Councillor London due to concerns the proposal would be overbearing, result in an unacceptable loss of light to the adjoining property and result in overdevelopment of the site.

The Committee was addressed by the following speakers:

Against the application:	-
For the application:	Vaughn Watson
Parish Representative:	Cllr. Andy Clark
Local Member:	Cllr. London

Members asked questions of clarification from officers.

In response to a question, Officers confirmed that there were two windows serving the kitchen at the rear of the neighbouring property at 3 Larkfield Road. The light into smaller window would be impacted by the development, but the larger window would not be detrimentally affected.

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

The amended 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 begun before the expiration of Proposed years from the date of this permission.

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

- 4) No development shall be carried out on the land until full details of the soft landscaping works along the western boundary of the property to include retention of existing landscaping on this boundary or a replacement of a similar size have been submitted to and approved in writing by the Council. These details shall include:
- details of method of protection of existing landscaping
 - planting plans (including existing planting, plants to be retained and new planting)
 - written specifications (including cultivation and other operations associated with plant establishment)
 - schedule of new plants (noting species, size of stock at time of planting and proposed number/densities were appropriate)
 - and a programme of implementation

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Councils Allocations and Development Management Plan.

- 5) The soft landscaping works shall be carried out in accordance with the programme of implementation agreed in writing with the Council. The landscape works shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Councils Allocations and Development Management Plan.

- 6) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Councils Allocations and Development Management Plan.

THE MEETING WAS CONCLUDED AT 8.41 PM

CHAIRMAN

