

## DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 29 June 2017 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Bosley, Brown, Clark, Edwards-Winsor, Gaywood, Hogg, Horwood, Mrs. Hunter, Layland, Parkin, Reay and Thornton

Apologies for absence were received from Cllrs. Kitchener, Purves and Raikes.

### 13. Minutes

Resolved: That the minutes of the Committee held on 1 June 2017, be approved and signed by the Chairman as a correct record subject to Cllr. Horwood's apologies being recorded.

### 14. Declarations of Interest or Predetermination

There were none.

### 15. Declarations of Lobbying

There were none.

### 16. SE/17/00796/FUL - Merry Lees, Billet Hill, Ash, Kent TN15 7HG

The Chairman advised that Officers wished to further review the implications of emerging policy relating to the planning application and report back to the Committee in the near future, with an updated report.

Resolved: That the item be withdrawn and referred to Committee at a later date.

### 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:

### 17. SE/16/03876/LBCALT - Colgates, Shoreham Lane, Halstead Kent TN14 7BY

The proposal sought consent for a single storey orangery with minor internal alterations and external alterations including refurbishment of casement windows and one velux window, thermal insulation of attic space and re-positioning of

## Development Control Committee - 29 June 2017

downstairs toilet to Listed Building. The application was referred to Committee as it was being made by District Councillor Anna Firth.

Members' attention was brought to the main agenda papers and late observations sheet which amended the recommendation to granting Listed Building Consent, not planning permission as stated.

It was moved by the Chairman and duly seconded that the recommendation to grant Listed Building Consent, be agreed.

The motion was put to the vote and it was

Resolved: That Listed Building Consent be granted subject to the following conditions

- 1) The works to which this consent relates shall begin before the expiration of three years from the date of this consent.

In pursuance of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The materials to be used in the construction of the development shall be those indicated on the approved plan 5865-2 Rev E; 3 Rev A.

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

- 3) Notwithstanding the details shown on Drawing No. 5865-2 Rev E and 5865-3 Rev A an elevation drawing and horizontal and vertical section drawings of the dormer windows hereby approved shall be submitted to a scale of no less than 1:10 and joinery details 1:5 and glazing bar 1:2.

To maintain the integrity and character of the Listed Building as supported by the National Planning Policy Framework.

- 4) An elevation of a scale of no less than 1:10 and horizontal and vertical section drawings of a scale no less than 1:50 'as existing' and 'as proposed' shall be provided for the dormers showing the method of installation of insulation, specification of materials and any changes that may occur as a result of insulating the dormers.

To maintain the integrity and character of the Listed Building as supported by the National Planning Policy Framework.

- 5) The development hereby permitted shall be carried out in accordance with the following approved plans: 5865-1; 2 Rev E; 3 Rev A (excluding the Dormer window joinery details)

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

## Development Control Committee - 29 June 2017

### Informative

- 1) The slim double-glazing should be of a traditional detailing with true glazing bars and the glazing panels puttied into the frame.

### Reserved Planning Applications

The Committee considered the following planning applications:

#### 18. SE/16/03875/HOUSE - Colgates, Shoreham Lane, Halstead, Kent TN14 7BY

The proposal sought permission for a single storey orangery with minor internal alterations and external alterations including refurbishment of casement windows and one velux window, thermal insulation of attic space and re-positioning of downstairs toilet to Listed Building. The application was referred to Committee as it was being made by District Councillor Anna Firth.

Members' attention was brought to the main agenda papers and late observations sheet which amended condition 3. This amended condition 3 was further amended verbally at the meeting by the removal of the second sentence of the reason. The Committee was addressed by the following speaker:

Against the Application: -  
For the Application: Edward Firth  
Parish Representative: -  
Local Member: -

Members asked questions of clarification from the Officers.

It was moved by the Chairman and duly seconded that the recommendations in the report, amended by the late observations sheet along the removal of the second sentence of the reason, to grant planning permission, be agreed.

Members discussed the application in particular the applicant's objection to condition 3.

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 development shall be those indicated on the approved plan 5865-2 Rev E; 3 Rev A.

## Development Control Committee - 29 June 2017

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 biodiversity enhancements works to create a wildflower meadow and the infilling and creating a mixed native hedgerow in the place of current sparse hedge as detailed in the note submitted dated the 29 June 2017 shall be implemented in the next planting season following the completion of the hereby approved orangery.

To promote biodiversity as supported by Policy EN1 of the ADMP and SP11 of Sevenoaks District Councils Core Strategy.

- 4) Notwithstanding the details shown on Drawing No. 5865-2 Rev E and 5865-3 Rev A an elevation drawing and horizontal and vertical section drawings of the dormer windows hereby approved shall be submitted to a scale of no less than 1:10 and joinery details 1:5 and glazing bar 1:2.

To maintain the integrity and character of the Listed Building as supported by the National Planning Policy Framework.

- 5) An elevation of a scale of no less than 1:10 and horizontal and vertical section drawings of a scale no less than 1:50 'as existing' and 'as proposed' shall be provided for the dormers showing the method of installation of insulation, specification of materials and any changes that may occur as a result of insulating the dormers.

To maintain the integrity and character of the Listed Building as supported by the National Planning Policy Framework.

- 6) The development hereby permitted shall be carried out in accordance with the following approved plans: 5865-1 Rev C; 2 Rev E; 3 Rev A (excluding the Dormer window joinery details)

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

THE MEETING WAS CONCLUDED AT 7.27 PM

CHAIRMAN