

## DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 16 November 2017 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Brown, Clark, Edwards-Winser, Gaywood, Hogg, Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves and Thornton

Apologies for absence were received from Cllrs. Bosley, Raikes and Reay

Cllrs. C. Barnes, Mrs. Morris, Piper and Searles were also present.

### 49. Minutes

Resolved: That the minutes of the Development Control Committee held on 19 October 2017 be approved and signed by the Chairman as a correct record.

### 50. Declarations of Interest or Predetermination

Councillor Purves declared that it had been suggested to her that she had predetermined Minute 54 - 17/00330/FUL - Summerhill, Seal Hollow Road, Sevenoaks TN13 3SH, therefore she would speak as the local ward councillor only and leave the room before the debate.

### 51. Declarations of Lobbying

All Members of the Committee declared that they had been lobbied in respect of Minute 53 - 17/02279/FUL - Swanley Centre, London Road, Swanley KENT BR8 7TG.

### 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:

### 52. 17/02701/FUL - Suffolk House, 154 High Street, Sevenoaks Kent TN13 1XE

The proposal sought permission for installation of a new car park lighting scheme. The application had been referred to the Committee as the applicant was Sevenoaks District Council.

Members' attention was brought to the main agenda papers and the amendments in the late observation sheet.

## Development Control Committee - 16 November 2017

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: Site location plan with red outline date stamped 23rd August 2017, drawing no. 1597-S-63-LAY-02 REV. 04, drawing no. 1597-S-63-LAY-05 REV. 02, Elevations - As Proposed drawing no. JHP-SHS-002, Car park elevations As Proposed drawing no. JHP-SHS-004 Revision A.

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

- 3) Lights hereby approved shall be installed in accordance with the details in the Lighting Report

To maintain the integrity and character of the area as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) The intensity of the illumination shall not exceed 800 candelas /m2 and shall be static

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

- 5) The building and car park shall not be illuminated outside the hours of 07:00 to 22:00.

To safeguard the residential amenity of the locality.

- 6) Prior to the commencement of development details of lighting poles shall be submitted to and approved in writing by the Local Planning Authority and installed in accordance with the approved details and thereafter maintained as such.

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

53. 17/02993/ADV - Suffolk House, 154 High Street, Sevenoaks TN13 1XE

The proposal sought permission for installation of 2 x wall hung fascia signs. The application had been referred to the Committee as the applicant was Sevenoaks District Council.

Members' attention was brought to the main agenda papers.

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: Site location plan with red outline date stamped 23rd August 2017, drawing no. 1597-S-63-LAY-02 REV. 04, drawing no. 1597-S-63-LAY-05 REV. 02, Elevations - As Proposed drawing no. JHP-SHS-002, Car park elevations As Proposed drawing no. JHP-SHS-004

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

- 3) Lights hereby approved shall be installed in accordance with the details in the Lighting Report

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## Development Control Committee - 16 November 2017

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

### Reserved Planning Applications

The Committee considered the following planning applications:

54. 17/02279/FUL - Swanley Centre, London Road, Swanley KENT BR8 7TG

The proposal sought planning permission for a hybrid application for the phased redevelopment of part of the Swanley Square Shopping Centre and land to the rear, comprising a detailed application for Blocks 1, 2 and 4 and an outline only application (with details relating to appearance and landscaping reserved) for Blocks 3, 5, 6 and 7. Blocks 1, 2 and 4 comprised the erection of three buildings ranging between 3 and 11 storeys in height comprising 210 residential units (build to rent and market), 1,457sqm of retail/commercial floorspace (Use Class A1-A5, B1), a multi storey car park and associated public realm surface level parking, landscaping and access works. Blocks 3, 5, 6 and 7 involved the demolition of existing buildings/structures and outline parameters for four new buildings which would comprise up to 93 residential units (market) and up to 2,861 sqm of commercial floorspace (use classes A1-A5, B1) up to 958 sqm of community floorspace; and associated public realm surface level car parking, landscaping and access works.

The application had been referred to Development Control Committee at the discretion of the Chief Planning Officer, as the development was of a significant nature. Members' attention was brought to the main agenda papers and amendments in the late observation sheet.

The Committee was addressed by the following speakers:

Against the Application:	Judith Brickell
For the Application:	Marcello Burbante (Agent)
Parish Representative:	Paul Darrington (Town Councillor)
Local Member:	Cllr. Dyball

Members had questions of clarification for the speakers and the officers. It was clarified that preventative fire measures were not a material planning consideration but were regulated by Building Control. Queries were made to do with the parking provision and how it would operate and whether there was enough especially if supermarket car parks currently used were no longer free; the proposed transport scheme/ bus service; the need for the height. It was stated that a viability assessment had been submitted and that it clearly demonstrated the need for the amount of residential units to make the project viable. It was clarified that the Council's Housing Policy Team would be involved in discussions around the provision of accommodation to those with local connections. Officers clarified the calculations used to work out parking provision. There was no data on where people came from to access the market.

It was moved by the Chairman and duly seconded that the recommendations within the report as amended by the late observations, be agreed.

Members debated the item in full and discussed the need to regenerate Swanley town centre. The need for denser residential units was acknowledged especially with regards to protecting the greenbelt, however there was concern as to the size bulk and height of this particular application. There was concern that the height would be out of place and character of the area. There was also concern expressed with regard to parking provision; traffic and air quality; infrastructure; and loss of light to neighbouring units. *\*A Member was concerned that the proposed market day bus service only duplicated existing services and did not reach new areas.*

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

Councillor Thornton proposed and Councillor Horwood seconded that the application be refused on the grounds of EN1, EN2, H2c, SP1, SP3, LO5, T1 and T2. This was put to the vote and it was

Resolved: That the Chief Planning Officer be delegated authority to draft the formal wording and planning permission be refused on the grounds of -

- 1) Harm to the visual amenity of the local area, townscape and wider landscape. Out of character, excessive height, bulk and scale - Policies EN1 and H2c of the ADMP. SP1 and LO5 of the Core Strategy
- 2) Loss of light and harm to residential amenity of Berkeley Court and Nightingale House residents. Policy EN2 of the ADMP
- 3) Insufficient parking provision to meet the needs the residential and commercial scheme. Mitigation measures are insufficient to address to the identified traffic harm. Policies EN1, T1 & T2 of the ADMP
- 4) Lack of any affordable housing and concern over the viability of the development. Policy SP3 of the Core Strategy.

*\*amended at the meeting on 14 December 2017*

At 9.28 p.m. the Chairman adjourned the Committee for the convenience of Members and Officers. The meeting resumed at 9.35 p.m.

55. 17/00330/FUL - Summerhill, Seal Hollow Road, Sevenoaks TN13 3SH

The proposal sought planning permission for the demolition of existing dwelling and construction of a replacement dwelling. The application had been referred to Development Control Committee by Councillor Purves on the grounds that the proposed house was substantial and results in an over-development of the plot, had a harmful effect on neighbouring amenity and may cause damage to the oak tree in the neighbouring property.

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Members' attention was brought to the main agenda papers and amendments in the late observation sheet.

The Committee was addressed by the following speakers:

Against the Application:	Lorna Kelly
For the Application:	Jacquie Andrews (Agent)
Parish Representative:	Edward Waite (Town Councillor)
Local Member:	Cllr. Purves

Members asked questions of clarification from the speakers and officers.

(Cllr. Purves left the room)

It was moved by the Chairman and duly seconded that the recommendations within the report as amended by the late observations, be agreed.

Members debated the item in full and particularly discussed the extra bulk and scale.

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

Councillor Horwood moved that planning permission be refused on the grounds of EN1, EN2 and SP1. This was put to the vote and it was

Resolved: That planning permission be refused on the following grounds -

- 1) The excessive bulk, mass and scale of the proposed dwelling would harm the character and appearance of the local area, due to the building being incompatible with the existing properties in the local area. This conflicts with policy SP1 of the Sevenoaks Core Strategy, policy EN1 of the Sevenoaks Allocations and Development Management Plan and the Sevenoaks Residential Character Area Assessment Supplementary Planning Document.
- 2) The excessive bulk, height, mass and scale of the proposed dwelling would harm the residential amenities of the occupiers of Dawning House and Levenhurst, to the east of the site. This is due to the overbearing effect the building would have on the neighbouring properties due to the difference in ground levels and the proximity to the boundary. This conflicts with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

THE MEETING WAS CONCLUDED AT 10.19 PM

CHAIRMAN

