

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 12 April 2018 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Clark, Coleman, Edwards-Winsor, Hogg, Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves and Thornton

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

Cllr. C. Barnes was also present.

84. Minutes

Resolved: That the minutes of the Development Control Committee held on 15 March 2018 be approved and signed by the Chairman as a correct record.

85. Declarations of Interest or Predetermination

Councillor Horwood declared for Minute 87 - 17/03763/FUL - Blue Bell Bank and 4 Saddlers Park, Station Road, Eynsford DA4 0ER that he was the local member and did not consider himself to be predetermined but would not partake in the debate or voting therein.

Councillors J. Barnes, Ball, Hogg and Horwood, declared for Minute 88 - 17/02569/FUL - Car Park Site Adjacent to Horizon House, Azalea Drive, Swanley BR8 8HY they had previously considered the matter when it was discussed by Sevenoaks Town Council, but that they remained open minded.

86. Declarations of Lobbying

All Members of the Committee declared that they had been lobbied in respect of: Minute 87 - 17/03763/FUL - Bluebell Bank and 4 Saddlers Park, Station Road, Eynsford, Kent DA4 0ER; and 89 - 17/04027/FUL - St. John's Hill Car Park, St. John's Hill, Sevenoaks TN13 3PE.

Councillors. Horwood, Barnes, Ball and Hogg declared that they had been lobbied in respect of Minute 88 - 17/02569/ FUL - Car Park site adjacent to Horizon House, Azalea Drive, Swanley, BR8 8HY.

Reserved Planning Applications

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The Committee considered the following planning applications:

87. 17/03763/FUL - Bluebell Bank And 4 Saddlers Park, Station Road, Eynsford, Kent DA4 0ER

The proposal sought permission for the formation of access and driveway and associated works. The application had been referred to Development Control Committee by Councillor Horwood as he was of the opinion that the proposal was not detrimental to the character of the Conservation Area, in accordance with EN4 of the Allocation and Development Management Plan, and that there was a local parking shortage.

Members' attention was brought to the main agenda papers. The original report presented on 22 February 2018 was accompanied by an introduction which explained the changes, but the officer recommendation remained unchanged.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Emily Denman (Applicant)
Parish Representative:	Geoffrey Kirby (Parish Councillor)
Local Member:	Councillor. Horwood

Members asked questions of clarification from the speakers and officers. In response to questions, officers advised Members that it was not the age of the wall that made it contribute to the conservation area but its function as a strong boundary, typical of the location, which warranted its retention as part of the conservation area. Members were also advised it would be unreasonable to place restrictions on the number of cars using the driveway to two, as such a condition was not enforceable.

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

Concerns were expressed relating to the sustainability of the house which had no off-road parking and Members considered the number of other properties in the area which had carried out similar driveways and access works. It was recognised that a significant level of support for the application had been expressed by the Parish Council and the Eynsford community and Members noted the application had received no local objections. It was also noted that there were no objections from Kent Highways and visibility concerns had been addressed since the last meeting. Members considered the application's effect on the conservation area and discussion included the proposed reuse of original bricks for the wall. It was queried, that if minded to approve, whether an additional condition for drainage for water run-off be included.

Officer suggested that possible conditions if minded to approve planning permission could include: compliance with the submitted drawings, the conditions requested by Kent Highways, means of drainage to ensure limited run off, maintenance of visibility splays and conditions on materials for hard surfacing, retaining walls and soft landscaping.

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The motion to refuse planning permission was put to the vote and it was lost.

It was moved by Councillor Thornton and duly seconded that planning permission be granted, subject to conditions to include drainage. The formal wording was to be delegated to the Chief Planning Officer following consultation with the Chairman and local ward members.

Resolved: That planning permission be granted subject to conditions with the Chief Planning Officer be delegated authority to draft the formal wording for the decision following consultation with the local ward member within two weeks of the date of this meeting.

(As declared at Minute 85 above, Councillor Horwood did not take part in the debate or voting thereon.)

88. 17/02569/FUL - Car Park site adjacent to Horizon House , Azalea Drive, Swanley BR8 8HY

The proposal sought planning permission for the redevelopment of the existing carpark site at Horizon House to provide two separate residential blocks comprising 31 units (14 x 1 beds and 17 x 2 beds), including associated car parking, cycle and refuse storage and landscaping. The application had been referred to the Development Control Committee by Councillor Searles to consider the impact of the development on highways and parking, and the amenities of the surroundings.

Members' attention was brought to the main agenda papers and the late observations, which recommended an additional informative.

The Committee was addressed by the following speakers:

Against the Application:	Ann Hallam (local resident)
For the Application:	Rupert Litherland (Agent)
Parish Representative:	Paul Darrington (Town Councillor)
Local Member:	Councillor. Clare Barnes

Members asked questions of clarification from the speakers and officers. The applicant responded to questions related to access to the carpark and private garages. Officers clarified the evidence base used to work out parking provision and gave insight into privacy measures proposed in the planning application.

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

Members discussed at length the issues of over-intensification of the housing development and allocated parking provision. Issues were raised around the sustainability of houses with no parking provision. Members thought about how parking would be affected by the application with both resident parking and the impact of construction workforce parking being examined. Concern was expressed

as to the accuracy of the statistics which informed the report on residential parking issues. Some anxiety was expressed in relation to over intensification in the area which was noted to be much higher than the desired amount before considering the current planning application.

The suitability of the height and design of the buildings were considered in relation to the current architecture of the town. Members discussed privacy implications for current residents and concerns were raised around the overlooking of neighbouring properties. An interest was indicated in ensuring access was maintained to the private garages which fell within the boundaries of the proposed application. Drainage implications were also considered with Members making reference to current drainage issues around Horizon House.

It was also acknowledged that the application was in a sustainable and brownfield location and its completion could support business in the area.

The motion to grant planning permission was put to the vote and it was lost.

It was moved by Councillor Horwood and duly seconded that planning permission be refused on the grounds of insufficient parking and the failure to demonstrate appropriate measures had been taken. Privacy concerns, over intensification of the site and a negative and out of character effect on the landscape of the town were also cited. Officers advised that, if minded, these concerns could be covered by policies EN1, EN2, SP1, SP7 and T2, with precise wording being delegated to the Chief Planning Officer following consultation with the Chairman and local members.

The motion was put to the vote and it was

Resolved: That

- a) planning permission be refused on the grounds of being contrary to EN1, EN2 and T2 or the ADMP and SP1 and SP7 of the Core Strategy; and
- b) the Chief Planning Officer be delegated authority to prepare the precise wording for the decision notice, following consultation with the Chairman of the committee and local ward councillors.

89. 17/04027/FUL - St Johns Hill Car Park, St Johns Hill, Sevenoaks TN13 3PE

The application sought consent for the proposed change of use of the existing car park to a vehicle rental business (sui generis) including erection of a small office and the provision of a car valet area. The application was referred to Development Control Committee by Councillor Raikes on the grounds that the proposal would potentially impact parking provision locally.

Members' attention was brought to the main agenda papers and the late observations which provided further information.

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The Committee was addressed by the following speakers:

Against the Application: -
For the Application: Juliet Heap (Agent)
Parish Representative: Oliver Schneider (Town Councillor)
Local Member: -

Members asked questions of clarification from the speakers and officers. In response to questions, members were advised that the applicant would be happy with conditions relating to the retention of clear access over and along the entrance road into the existing car park and properties and would also accept less stringent valeting hours. Therefore, if so minded, conditions 5 and 6 could be amended.

It was moved by the Chairman and duly seconded that the recommendations within the report to grant change of use, be agreed.

Members discussed operating hours for the valeting service and access for the neighbouring properties.

The Chairman moved an amendment to motion 5, that the valeting hours be amended to Monday - Friday 9am - 6pm and Saturday 9am - 1pm and condition 6 to include provisions for the retention of access in the site management plan.

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 development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Site Plan - Proposed, Building Plan, Building Elevations and Wash-bay Canopy.

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

- 3) The vehicle rental business hereby permitted is for a sui generis use only and for no other purpose.

In the interests of highway safety as supported by policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

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- 4) No customer or potential customer and no activities associated with the approved use, including servicing, vehicle parking or the manoeuvring of vehicles, shall take place on the site between 1900hrs and 0700hrs daily.

To safeguard the amenities of nearby residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 5) The valeting of vehicles shall only be carried out on the premises between 0900hrs and 1800hrs Monday to Friday and on Saturday 0900hrs and 1300hours.

To safeguard the amenities of nearby residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 6) Prior to the operation of the approved car rental use being commenced a site management plan for the operation of the use shall be submitted to and approved in writing by the local planning authority. The use shall operate in accordance with the approved site management plan and the plan shall include measures to control the number of private vehicles arriving at the site as well as ensuring that there would be no obstruction to access through the site.

In the interests of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) Prior to the operation of the approved car rental use being commenced details of suitable surface water drainage system for the site and management of the drainage system shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To ensure the site is appropriately drained in accordance with the National Planning Policy Framework.

- 8) Prior to the operation of the approved car rental use being commenced details of a sound reducing cabinet to house the jet wash equipment suitable shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and maintained thereafter.

To safeguard the amenities of nearby residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

90. 18/00166/HOUSE - 6 Martins Shaw, Chipstead, KENT TN13 2SE

The application sought consent for the erection of a two storey side extension. The application was referred to Development Control Committee by Councillor London

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as the proposal would impact on the local street character, as it would breach the 1m set back guidance (for two storey extensions) within the Residential Extensions SPD, and would not accord with EN1 of the Sevenoaks Allocations and Development Management Plan.'

Members' attention was brought to the main agenda papers

The Committee was addressed by the following speakers:

Against the Application: Mrs Sabina Ganguli (local resident)

For the Application: -

Parish Representative: Judith Hayton (Parish Councillor)

Local Member: -

Members asked questions of clarification from the officers. Members were advised that the '1 metre rule' referred to the Supplementary Planning Guidance for Residential Extensions was a guideline to avoid a terracing effect and officers did not consider it applicable in the circumstances of this application.

It was moved by the Chairman and duly seconded that the recommendations within the report to grant planning permission, be agreed.

Members discussed the proximity of the two properties and what effects the extension may have on the neighbouring properties and residents.

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 hereby approved extension shall be ancillary to the existing property and shall be not be used for any independent purpose at any time.

Any other use of the extension could be harmful to neighbouring amenity, produce greater parking pressures, and would require a planning application to fully assess the impact.

- 3) 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.

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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) The development hereby permitted shall be carried out in accordance with the following approved plans: PL-301; 302 B; 303 C; 304 C

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

THE MEETING WAS CONCLUDED AT 9.41 PM

CHAIRMAN