

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 1 June 2017 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Clark, Edwards-Winsor, Gaywood, Hogg, Mrs. Hunter, Kitchener, Purves, Thornton and Raikes

Apologies for absence were received from Cllrs. Brown, Horwood*, Layland, Parkin and Reay

Cllr. Piper was also present.

(*amendment made 29/6/17)

8. Minutes

Resolved: That the minutes of the Development Control Committee held on 18 May 2017, be approved and signed by the Chairman as a correct record.

9. Declarations of Interest or Predetermination

Councillor Kitchener declared for Minute 11 - SE/17/00283/FUL - 23 College Road, Hextable, Kent BR8 7RH that he was a Member of Parish Council and had been involved with discussions about the application and was involved as the local Member but remained open minded.

10. Declarations of Lobbying

All Members of the Committee declared that they had been lobbied in respect of Minute 11 - SE/17/00283/FUL - 23 College Road, Hextable, Kent BR8 7RH.

Reserved Planning Applications

The Committee considered the following planning applications:

11. SE/17/00283/FUL - 23 College Road, Hextable, Kent BR8 7RH

The proposal sought permission for a new 3 bedroom end of terrace house and minor works and alterations to rear extension to existing house. The application was referred to Committee by Councillor Kitchener on the grounds of the impact on the street scene.

Members' attention was brought to the main agenda papers. The Committee was addressed by the following speakers:

Against the Application: Lynda Noble

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For the Application: Peter Stanway
Parish Representative: -
Local Member: -

Members asked questions of clarification from the Officers and Speakers.

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

Members discussed whether the proposal would result in over development and intensification of the site. The available amenity space to the properties was also discussed. The Committee discussed the location of the proposed property and the surrounding roads.

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) No development shall be carried out on the land until details of the materials to be used in the construction of the external surfaces of the extension and new dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

To ensure that the appearance of the development matches the existing dwellings as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) The access and parking spaces so shown on block plan BP1R date stamped 15 March 2017 shall be provided prior to the first occupation of the new dwelling hereby permitted and shall be retained as such at all times.

To ensure highways safety in accordance with Policy EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

- 4) The visibility splays of 2.0 metres x 2.0 metres, as shown on block plan BP1R date stamped 15 March 2017, with no obstructions over 0.6 metres above the footway level shall be provided before the first occupation of the new dwelling hereby permitted and shall be maintained as such at all times.

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To ensure highways safety in accordance with Policy EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting that Order) no enlargement, improvement or other alteration permitted by Class A, B, C, D or E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be carried out or made to the dwelling without the grant of a further planning permission by the local planning authority.
- 6) To ensure any future development on the site maintains the character of the area and protects neighbouring amenity in accordance with Policy EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.
- 7) No development shall take place until details of all boundary treatment, including any hedges, have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The approved scheme shall thereafter be retained.

To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 8) No development, including any works of demolition or preparation works prior to building operations, shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include details of:(a) parking for vehicles of site personnel, operatives and visitors(b) loading and unloading of plant and materials(c) storage of plant and materials used in constructing the development(d) programme of works (including measures for traffic management)(e) provision of boundary security hoarding behind any visibility zones(f) wheel washing facilities(g) measures to control the emissions of dust and dirt during construction(h) a scheme for the recycling/disposing of waste resulting from demolition and construction works(i) hours of operation.

To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policy T1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

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- 9) The development hereby permitted shall be carried out in accordance with the following approved plans: LP1 date stamped 31 January 2017, COL23/1C date stamped 10 February 2017 and BP1R date stamped 15 March 2017.

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

12. SE/16/03363/HOUSE - Little Oakwood, Ide Hill Road, Ide Hill, Kent TN14 6JY

The proposal sought permission for the demolition of existing garage, workshop and wood store, replacement with detached summerhouse/games room with associated hard landscaping. The application had been referred to Committee by Councillor Piper as he considered that the proposal would incorporate a disproportionate sized building which would represent inappropriate development harmful to the openness of the Green Belt which would fail to conserve and enhance the Area of Outstanding Natural Beauty.

Members' attention was brought to the main agenda papers. The committee was addressed by the following speakers:

Against the Application: -
For the Application: -
Parish Representative: Trevor Jones
Local Member: Councillor Piper

Members asked questions of clarification from the Officers. In response to questions the Officers advised that the proposed summerhouse/games room had to be of ancillary use to the main house. Officers also advised that it was proposed to remove permitted development rights to prevent the construction of further outbuildings without planning permission.

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

Members discussed whether the application was appropriate in an Area Of Outstanding Natural Beauty (ANOB) and green belt and whether one large building was preferable to three smaller buildings and impact on the green belt and whether it would enhance the area. Members noted the proposed conditions.

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

It was moved by Councillor Thornton and duly seconded that the application should be refused under policies EN1 and GB3 as the design was not in-keeping with the area and would not preserve or enhance the ANOB. The design and overall impact would harm the green belt and the very special circumstances had not been proved.

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The motion was put to the vote and it was

Resolved: That planning permission be refused for the following reasons

- 1) The land lies within the Metropolitan Green Belt where strict policies of restraint apply. The proposal would be inappropriate development harmful to the maintenance of the character of the Green Belt and to its openness. The Council does not consider that the very special circumstances put forward in this case are sufficient to justify overriding policies L01 and L08 of the Sevenoaks Core Strategy, policy GB3 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.
- 2) The proposal because of its large size, bulky design, dominant appearance and prominent siting would harm the character and appearance of the area and would fail to conserve and enhance the character of the Area of Outstanding Natural Beauty. This conflicts with the National Planning Policy Framework, policy EN1 and EN5 of Sevenoaks Allocation and Development Management Plan and Sevenoaks Residential Extensions Supplementary Planning Document.

THE MEETING WAS CONCLUDED AT 8.10 PM

CHAIRMAN

