

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 3 July 2014 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Bosley, Brookbank, Clark, Edwards-Winsor, Orridge, Mrs. Parkin, Miss. Stack, Miss. Thornton and Underwood

Apologies for absence were received from Cllrs. Mrs. Ayres, Cooke, Firth, Gaywood, Neal, Raikes and Walshe

Cllrs. Mrs. Dawson, Fleming and Piper were also present.

18. Minutes

Resolved: That the minutes of the Development Control Committee held on 12 June 2014, be approved and signed by the Chairman as a correct record.

19. Declarations of Interest or Predetermination

Councillor Bosley declared that he had an interest in SE /14/01499/ LDCPR and that he knew the applicant and family personally.

Councillor Mrs. Parkin declared that she had an interest in SE/14/01499/LDCPR and that she also knew the applicant.

Councillor Miss Thornton declared an interest in SE/14/00493/House – 22 St. Botolphs Avenue, Sevenoaks, TN13 3AL that she was an acquaintance of the parents.

20. Declarations of Lobbying

Councillors Miss Thornton, Miss Stack and Mrs. Parkin declared that they had been lobbied in respect of Minute 21.

Councillor Mrs. Parkin also declared that she had been lobbied in respect of Minute 23.

21. SE-14-00493-HOUSE - 22 St. Botolphs Avenue, Sevenoaks TN13 3AL

The application sought permission for the retention of dormer roof extension on side (Eastern) roof slope comprising second floor bathroom (retrospective). The application had been referred to Committee at the request of Councillors Fleming and Mrs. Dawson on the basis of possible Enforcement implications and the peculiar arrangement of the property.

Members attention was brought to the main agenda papers and the late observation sheet but did not propose any amendments or changes to the recommendation before the Committee.

Development Control Committee - 3 July 2014

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Peter Hadley
Parish Representative:	-
Local Member:	Cllr. Fleming and Cllr. Mrs Dawson

Members asked questions of clarification from the Speakers and Officers. The Case Officer confirmed that a formal pre – application submission had not been made and that a Lawful Development Certificate had been refused.

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

Members, whilst sympathising with the applicant, expressed concerns that the dormers would be detrimental to the street scene and the extension was in breach of the policies as it was on the main roof and not the back of the house. Members agreed that the applicants had been given poor advice and that the Council should have been formally contacted before work was undertaken.

The motion was put to the vote and it was unanimously

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

The retention of the dormer roof extension, by virtue of its siting, large box appearance and scale has a detrimental impact upon the character and appearance of the existing dwelling and wider street scene. The development therefore conflicts with the provisions of saved Policy EN1 and H6B of the Sevenoaks District Plan, Policy SP1 from the Sevenoaks Core Strategy, the Sevenoaks Residential Character Area Assessment and the Sevenoaks Residential Extensions Supplementary Planning Document.

22. SE/14/01056/HOUSE - Chartmoor, Brasted Chart, Westerham TN16 1LU

The application sought permission for the demolition of existing two storey side extension and erection of a new two storey side extension. The item had been referred to Committee by Councillor Mrs Firth to consider whether the proposals would result in loss of amenity to the neighbouring occupiers, loss of openness to the Green Belt or harm to the street scene.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application:	Mrs. Jennifer Ellis
For the Application:	Mr. Manuel
Parish Representative:	-
Local Member:	Cllr. Mrs. Firth (submission read by Cllr. Miss. Stack).

Development Control Committee - 3 July 2014

Members asked questions of clarification from the Officers. The Development Control Manager advised that a kitchen was not usually classed as a habitable space, and that there were other windows, which faced to the front of the property which allowed light into the kitchen space which would not be affected should the extension be granted.

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

Members considered whether the height increase would have a significant impact on the neighbouring property, and whether it would create the appearance of terracing. Members acknowledged that the property was in the Green Belt and an Area of Outstanding Natural Beauty. It was noted by Members that the property already overlooked onto the neighbours property and the increase was below the height of the eaves.

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 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 house as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 3) No window(s) or other opening(s) shall be inserted at any time in the southern flank elevation(s) of the extension hereby approved, despite the provisions of any Development Order.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: P-01, P-02, P-03 A, P-04 B, P-05 and P-06 A.

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

23. SE/14/01499/LDCPR - Gillies Road, West Kingsdown TN15 6DP

Development Control Committee - 3 July 2014

The application sought permission for the conversion of loft area with dormer to North elevation. Turned hipped roof into gable. Changes to fenestration including new window to West elevation. The application had been referred to Committee by Councillor Parkin to discuss whether the proposal met the criterion set out in Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

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

Against the Application:	Les Kembell
For the Application:	Victoria Lassetter
Parish Representative:	-
Local Member:	-

Members asked questions of clarification from Officers in regard to the development and distances between properties normally allowed. The Legal Manager confirmed that if the application fell within the Town and County Planning (General Permitted Development) Order 1995 (as amended) then it would have planning permission by virtue of the Act. The Development Control Manager confirmed that the application complied with permitted development and therefore did not need planning permission.

It was moved by the Chairman and duly seconded that the recommendation in the report that a lawful development certificate proposed be Granted.

Members discussed whether the application met the criteria as set by legislation.

The motion was put to the vote and it was

Resolved: that a lawful development certificate be granted for the following reason, that the proposal complies with Classes B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and would therefore be permitted development.

THE MEETING WAS CONCLUDED AT 8.35 PM

CHAIRMAN