

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 19 February 2015 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Miss. Thornton (Vice Chairman)

Cllrs. Mrs. Ayres, Brookbank, Clark, Gaywood, Mrs. Parkin, Miss. Stack and Walshe

Apologies for absence were received from Cllrs. Bosley, Cooke, Edwards-Winsler, Firth, McGarvey, Orridge and Underwood

Cllrs. Ayres, Mrs. Hunter, Maskell and Piper were also present.

101. Minutes

Resolved: That the minutes of the Development Control Committee held on 29 January 2015 be approved and signed by the Chairman as a correct record.

102. Declarations of Interest or Predetermination

There were no declarations of interest or predetermination.

103. Declarations of Lobbying

There were none.

Unreserved Planning Applications

There were no public speakers against the following items and no Member reserved the item for debate. Therefore, in accordance with Part 7.3(e) of the constitution, the following matters were considered without debate:

104. SE/14/03832/LBCALT - Gottys Hill, High Street, Cowden, Kent TN8 7JL

The application was for the subdivision of existing kitchen to form two rooms. Reorganisation of space/area on ground floor of "Old Barn" to form kitchen and family room, and repositioning of staircase. Alterations to fenestration.

The application was brought to Committee as the officer's recommendation was contrary to the Parish Council's. There was currently no Ward member for Cowden and as such the application must be determined at Development Control Committee.

Resolved: That planning permission 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.

Development Control Committee - 19 February 2015

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

- 2) The proposed stud wall to be erected to subdivide the existing kitchen shall be constructed so that it can be removed at a future date without damaging the surrounding historic fabric of the Listed Building.

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

- 3) No development shall be carried out on the land until details of the external materials to be used for the works hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To maintain the integrity and character of the Listed Building as supported by 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: 2014/PL/202 Rev A date stamped 18 DEC 2014

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

105. SE/14/03716/HOUSE - Elmtree Cottages, Main Road, Knockholt, Kent TN14 7JB

The application was for the erection of a single storey rear extension with the addition of two roof lights and the erection of a single storey front extension to create a porch. Alterations to the fenestration.

The application was referred to committee as the applicant is a member of staff and therefore under the Council's Constitution the application must be determined by the Development Control committee.

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.

Development Control Committee - 19 February 2015

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

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 79829/1, 79829/2 date stamped 27 November 2014.

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

- 4) The western facing window within the rear extension will be obscure glazed and non opening unless the parts of the window which can be opened are more than 1.7 meters above the floor of the room in which the window is installed.

To protect the privacy of no. 6 Elmtree Cottages as supported by Policy EN2 of Sevenoaks District Councils Allocations and Development Management Plan.

106. SE/14/02059/FUL - New Beacon School, Brittain's Lane, Sevenoaks TN13 2PB

The application was for the demolition of existing changing hut, equipment stores and viewing gallery. Extension of existing Sports Hall and changing rooms, including new viewing gallery and IT Room. Removal of 4 no. existing trees. Planting of replacement trees.

The application had been referred to Committee with reference to the objections raised by the Town Council.

Members' attention was brought to the main agenda papers and the late observation sheet which proposed amendments to conditions 3, 4, 5, 8, 9 and for condition 12 to be deleted.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Michael Mamalis
Parish Representative:	Cllr. Piper
Local Member:	Cllr. Mrs. Hunter

Members asked questions of clarification from the Speakers and Officers.

It was moved by the Chairman and duly seconded that the recommendations in the report to grant planning permission subject to the amendments set out in the late observations sheet, be agreed.

Members discussed whether the wording on condition 10 could be amended so that a community use agreement be implemented prior to commencement of the development and the feasibility of a condition for timings on the use of the sports hall. It was discussed whether there could be an informative so that where the trees were being

Development Control Committee - 19 February 2015

removed, more mature trees could be used that would reach maturity more quickly. Some Members expressed concern at the possibility of increased traffic to the site.

With the agreement of the Committee the Chairman altered the motion to include: an additional informative in relation to condition 8 to give the preferred size for tree planting; an amendment to condition 10 to require submission and approval of any agreement prior to commencement of development; and an additional condition relating to hours of use, particularly evening use, to be drafted in consultation with the local Members and Applicant subject to the complete application being referred back to Committee if an agreement could not be reached on the wording of that condition.

Resolved: That subject to agreement being reached between local Members and the Applicant on the drafting of a condition relating to hours of use (failure to agree resulting in the complete application being brought back to Committee for further consideration), planning permission be granted with that condition and 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 (06)001A, (06)002A, (07)001A, (07)002B, (07)003A, (07)004A, (07)005A, (07)006B, (08)001A, (08)002A, (08)003A, (09)001A, (09)003B

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

- 3) 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 building hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To ensure that the appearance of the development enhances the character and appearance of the locality as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) The development shall achieve a BREEAM very good standard. Evidence shall be provided to the Local Authority -
 - i) Prior to the commencement of development, of how it is intended the development will achieve a BREEAM very good standard or alternative as agreed in writing by the Local Planning Authority; and
 - ii) Prior to the occupation of the development, that the development has achieved a BREEAM post construction certificate minimum level very good or alternative as agreed in writing by the Local Planning Authority.

Development Control Committee - 19 February 2015

In the interests of environmental sustainability and reducing the risk of climate change as supported by Policy SP2 of the Sevenoaks Core Strategy.

- 5) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: the parking of vehicles of site operatives and visitors loading and unloading of plant and materials storage of plant and materials used in constructing the development the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate wheel washing facilities measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from demolition and construction works

To ensure the impact of the construction of the development is acceptable within the locality.

- 6) Works on the main building shall not commence unless the local planning authority has been provided with either:
 - a) A licence issued by [the relevant licensing body] pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
 - b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

In the interests of the biodiversity of the site in accordance with SP11 of the Core Strategy.

- 7) Prior to the use of the development hereby permitted, a scheme for the enhancement of local biodiversity including bird nesting features shall be submitted and approved in writing by the local planning authority. The development shall not be used until the approved details are implemented, and they shall be retained thereafter

In the interests of biodiversity in accordance with SP11 of the Core Strategy.

- 8) No development shall be carried out on the land until full details of soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:-planting plans (identifying existing planting, plants and trees to be retained and new planting / trees);-a schedule of new plants and trees (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation.

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

Development Control Committee - 19 February 2015

- 9) If within a period of 5 years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

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

- 10) No development shall be carried out on the land until a Community Use Agreement has been submitted to and approved in writing by the Local Planning Authority. The Community Use Agreement shall include details of how the school will make the facility available for non-school users and community sports groups. The approved Scheme shall be implemented upon commencement of use of the development and operated thereafter.

To ensure that the benefits of the proposal outweigh any negative impact upon the openness of the Green Belt in accordance with the National Planning Policy Framework.

- 11) The development shall be carried out in accordance with the ecological mitigation measures outlined in section 5 of the Ecological Scoping report dated 14.2.2014

In the interests of the biodiversity value of the site and SP11 of the Core Strategy

- 12) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: the parking of vehicles of site operatives and visitors loading and unloading of plant and materials storage of plant and materials used in constructing the development wheel washing facilities measures to control the emission of dust and dirt during construction

In the interests of the amenity of dwellings within the locality

Informatives

- 1) Kent Ecology has advised that there is vegetation and buildings on site which is suitable for breeding birds. They advise that this should only be removed outside of the breeding bird season (1st March and 31st August inclusive), unless a competent ecologist has undertaken a careful, detailed check of vegetation/buildings for active birds' nests immediately before the work is carried out to ensure that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Development Control Committee - 19 February 2015

- 2) With regard to condition 8 the Council's arboricultural officer recommends that replanting is with native woodland species of extra heavy standard specification of 14-16cm girth.

107. SE/14/03579/HOUSE - 48 Granville Road, Westerham TN16 1RS

The proposal was for the demolition of existing outbuilding. Erection of a single storey rear extension.

The application had been called to Development Control Committee by Councillors Maskell and Bracken so that the compatibility of the scheme with guideline 4/6 of the Westerham and Crocken Village Design Statement which related to flat roofs could be discussed.

Members attention was brought to the main agenda papers and late observations which did not propose any amendments.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	-
Parish Councillor:	-
Local Member:	Cllr. Maskell

Members asked questions of clarification from the Speakers and Officers. The Planning Manager advised Members that the Chapter relevant from the Visual Design Statement was specific to the town centre and that the property was based within a residential area.

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

Members discussed the Visual Design Statement and that the Area Design Management Plan was clear in regards to Town Centre boundaries. Members noted that the Council had no policy ruling out all flat roof extensions.

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 1362.

Development Control Committee - 19 February 2015

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 Allocations and Development Management Plan.

- 3) The development shall be carried out in accordance with the following plans, 1362 (proposed only), site plan received 12th November 2014

For the avoidance of doubt and in accordance with proper planning as supported by policy EN1 of the Allocations and Development Management Plan and the National Planning Policy Framework.

THE MEETING WAS CONCLUDED AT 8.10 PM

CHAIRMAN