

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 12 November 2015 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

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

Apologies for absence were received from Cllrs. Brown, Cooke, Kitchener and Miss. Stack

Cllrs. Brookbank, Fleming, Piper and Rosen were also present.

58. Minutes

Resolved: That the Minutes of the Development Control Committee held on 22 October 2015 be approved and signed by the Chairman as a correct record.

59. Declarations of Interest or Predetermination

Cllr. Ball declared for minute item 63 – SE/15/02624/CONVAR Asda Stores Ltd, London Road, Swanley BR8 7UN that he was a Member of Swanley Town Council but would remain open minded.

Cllr. Barnes declared for minute item 63 - SE/15/02624/CONVAR Asda Stores Ltd, London Road, Swanley BR8 7UN that he was a Member of Swanley Town Council and was present when the item had been discussed.

Cllr. Hogg declared for minute item 63 - SE/15/02624/CONVAR Asda Stores Ltd, London Road, Swanley BR8 7UN that he was a Member of Swanley Town Council and had been informed of the Town Council discussions.

Cllr. Horwood declared for minute item 63 - SE/15/02624/CONVAR Asda Stores Ltd, London Road, Swanley BR8 7UN that he had recently moved to Swanley but he did not live near the Asda site.

Cllr. Raikes declared for minute item 62 – SE/15/02253/Ragstones, 1 The Vine, Sevenoaks TN13 3SY and minute item 63 – SE /15/03019/FUL Suffolk House, 154 High Street, Sevenoaks TN13 1XE that he was a Member of Sevenoaks Town Council and had been party to decisions of Sevenoaks Town Council but would remain open minded.

60. Declarations of Lobbying

All Members declared that they had been lobbied in respect of minute item 63 – SE/15/02624/CONVAR Asda Stores Ltd.

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Cllrs. Gaywood, Horwood, Layland, Raikes, Purves and Williamson declared that they had been lobbied in respect of minute item 62 – SE/15/02253/FUL Ragstones, 1 The Vine, Sevenoaks TN13 3SY.

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 matter was considered without debate:

61. SE/15/03019/FUL Suffolk House, 154 High Street, Sevenoaks TN13 1XE

The application was for the installation of 2 No. additional dormer windows and 1 No. velux rooflight to the front (South) elevation to match existing size and materials. Installation of 6 No. Photovoltaic (PV) Panels to the front (South) elevation. The application was referred to Development control Committee as Sevenoaks District Council was the applicant and owns the building/land in question.

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 building as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan..

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: JHP RS85 - 001, 002B, 003, 004 and 005A

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

Reserved Planning Applications

The Committee considered the following planning applications:

62. SE/15/02253/FUL Ragstones, 1 The Vine, Sevenoaks TN13 3SY

The proposal was for the demolition of existing building and erection of 6 new build apartments with undercroft parking and associated landscaping and visitor parking. The application had been referred to the Development Control Committee on the grounds

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that it was out of keeping with the Vine Conservation Area, its height and scale contrary to the inspectors appeal decision and the impact on the historic Vine Cricket Ground.

Members' attention was brought to the main agenda papers and the late observation sheet which amended condition 2 and included an additional condition.

The Committee was addressed by the following speakers:

Against the Application:	Peter Bennellick
For the Application:	Emma Gregson
Parish Representative:	-
Local Member:	Cllr. Fleming

Members asked questions of clarification from the officers.

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

Members discussed the comments made by the Planning Inspectorate and that his concerns had been addressed . Members discussed whether the development was in keeping with the surrounding properties and whether it would harm the conservation area as the height, bulk and distance between neighbouring properties had been reduced.

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 3 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 P20B, P22B, P30C, P71C, P72G, P73G, P74C, P92A, P93D, 94A, P901A

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

- 3) 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

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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 protect the amenities of the locality

- 4) Prior to occupation of the development, the landscaping details as shown on approved plan P20B and P22B shall be implemented, and shall be retained thereafter unless otherwise approved in writing by the local planning authority.

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

- 5) 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.

- 6) Despite the details shown in the application, no development shall be carried out on the land until further 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 is in harmony with the existing character of the conservation area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) No development shall take place until full details of the proposed foul and surface water drainage systems have been submitted to and approved in writing by the Council. Any approved scheme shall be completed to the written satisfaction of the Council prior to the construction of the development. 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.

To avoid overload of any existing drainage systems and to meet sustainability and environmental objectives.

- 8) Details of cycle storage provision shall be submitted in writing to the local planning authority. The approved details shall be implemented prior to occupation of the building and retained as such thereafter.

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In the interests of sustainable transport provision.

- 9) Details of obscure glazing of the flank windows in the 1st floor of the northern elevation shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to occupation of the building and retained thereafter.

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

- 10) Details of all boundary and enclosure treatments of the site including, location, height and materials shall be submitted to and approved by the local planning authority. The approved details shall be implemented prior to occupation of the development and retained thereafter.

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

- 11) No development shall take place until details of the: existing levels of the land; any proposed slab levels and any changes in levels have been submitted for approval. The development shall be carried out in accordance with the approved details.

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

63. SE/15/02624/CONVAR Asda Stores Ltd, London Road, Swanley BR8 7UN

The application was for the variation of condition 2 of 08/01850/CONVAR (Appeal reference APP/G2245/A/08/2092052/NWF) in order to allow deliveries to be made to the Asda Store between 05:00 and 23:00 hours on Mondays to Saturdays and between 06:00 and 23:00 on Sundays and Christmas Day. The application had been referred to Development Control Committee by Councillor Rosen on the concern of the impact of the extended delivery times upon the amenities of nearby residents.

Members' attention was brought to the main agenda papers and the late observations sheet which amended conditions one and three.

The Committee was addressed by the following speakers:

Against the application:	-
For the Application:	Doug Wilson
Parish Representative:	Cllr. Brookbank
Local Member:	Cllr. Rosen

Members asked questions of clarification from the speakers and officers.

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In response to questions Members were advised that it was their current practice to shut the shutter door on deliveries. There was no information on the noise created from the roller shutter door but the noise impact assessment was taken from the boundary of the residential property between 5am and 11pm. It was queried whether there could be an additional condition to prevent vehicles waiting on the ramp area to help reduce any additional noise.

It was moved by the Chairman and duly seconded that the recommendation in the report to grant planning permission and an additional condition that 'no vehicle parking on the ramp except when waiting for the roller shutter to open whilst undertaking delivery in consultation with the local Members.

Members discussed whether the additional traffic and noise would affect the local residents. It was noted by Members that the main objections raised by residents was for noise and pollution. Some Members thought that due to the soundproofing within the unloading area this could also help reduce noise especially if the shutter door was closed.

The motion including the additional condition was put to the vote and was

Resolved: That planning permission be GRANTED subject to the following conditions:

- 1) No deliveries shall be made to the ASDA Store except between 05:00 and 23:00 hours on Mondays to Saturdays and between 06:00 and 23:00 hours on Sundays and at no time on Christmas Day.

To protect the amenities of surrounding residential properties in the area in accordance with policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

- 2) Notwithstanding condition one, the number of deliveries to the Adsa Store shall be restricted to no more than 2 deliveries between 0500 and 0630 hours, no more than 2 deliveries between 2200 and 2300hours Monday to Saturdays and no more than 2 deliveries between the hours of 0600 and 0800 hours and no more than 6 deliveries between 1500 and 2300 hours on Sundays.

To protect the amenities of surrounding residential properties in the area in accordance with policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

- 3) The roller shutter doors that serve the service area/warehouse of the building shall remain closed at all times, except when required to be opened for the purposes of vehicular access/egress from the building or in an emergency.

To ensure the acoustic protection within the service area is not compromised and to protect the amenities of surrounding residential properties in the area in accordance with policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

THE MEETING WAS CONCLUDED AT 8.33 PM

CHAIRMAN