DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 18 May 2017 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Clark, Edwards-Winser, Hogg, Mrs. Hunter, Purves, Thornton and Raikes

Apologies for absence were received from Cllrs. Bosley, Gaywood, Horwood, Kitchener, Layland, Parkin and Reay

Cllrs. Hogarth and Piper were also present.

1. Minutes

Resolved: That the minutes of the Development Control Committee held on 6 March be approved and signed by the Chairman as a correct record, subject to Cllr. Hogg being marked as present.

2. Declarations of Interest or Predetermination

Councillor Edwards-Winser declared that for Minutes 6 - SE/16/03813/FUL – Foxbury Farm, Stone Street, Seal, Kent and Minute 7 – SE/16/03814/LBCALT - Foxbury Farm, Stone Street, Seal, Kent that he knew the applicants and left the room during the consideration of the items.

Councillor Thornton declared that for Minute 5 – SE/16/03749/HOUSE – Fletchers Oast, Egg Pie Lane, Weald, Kent TN14 6NP, Minutes 6 - SE/16/03813/FUL – Foxbury Farm, Stone Street, Seal, Kent and Minute 7 – SE/16/03814/LBCALT - Foxbury Farm, Stone Street, Seal, Kent that she was the local ward Member but that she would remain open minded.

3. Declarations of Lobbying

Councillors Ball, Barnes, Clark, Hogg, Hunter, Purves, Thornton, and Williamson declared that they had been lobbied in respect of Minute Minutes 6 - SE/16/03813/FUL – Foxbury Farm, Stone Street, Seal, Kent and Minute 7 – SE/16/03814/LBCALT - Foxbury Farm, Stone Street, Seal, Kent.

Councillor Thornton declared that she had been lobbied in respect of Minute 5 - SE/16/03749/HOUSE – Fletchers Oast, Egg Pie Lane, Weald, Kent TN14 6NP

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:

4. SE/16/03749/HOUSE - Fletchers Oast, Egg Pie Lane, Weald, Kent TN14 6NP

The proposal sought permission for the erection of a single storey rear extension. The application had been referred to the Development Control Committee by Councillor Thornton on the following grounds: the proposal exceeded the 50% Green Belt limit for development, a case for of very special circumstances did not exist.

Members' attention was brought to the main agenda papers and the late observation sheet which did not amended the recommendations.

Resolved: That planning permission be granted subject to the following conditions:-

1) The existing garden shed; as shown on the approved plan Existing Block and Site Location FL010 & Existing outbuilding drawing no. OW4; shall be demolished and all materials resulting therefrom shall be removed from the land within one month from the date of this permission.

   To prevent inappropriate development in the Green Belt as supported by GB3 of the Sevenoaks Allocations and Development Management Plan.

Informative

1) Any planning applications for future extensions are unlikely to be approved as the dwellinghouse already exceeds the limit for residential extensions within the Green Belt.

5. SE/17/00347/HOUSE 34 Hillfield Road, Dunton Green, Kent TN13 2UH

The proposal sought permission for a detached garage with store over (within roof space). The application has been referred to the Development Control Committee as the applicant was related to an officer of the Council.

Members' attention was brought to the main agenda papers.

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 use of the building shall be incidental to the enjoyment of the dwelling and shall not be used for any commercial or other purposes.

To prevent overdevelopment of the land as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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 garage 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 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: COB/16/800/01

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

Reserved Planning Applications:

6. SE/16/03813/FUL Foxbury Farm, Stone Street, Seal, Kent TN15 0LW

The proposal sought permission for the Demolition of existing agricultural buildings, erection of 17 dwellings, including 7 affordable units, with change od use and conversion of existing cart shed and Boulton & Paul agricultural building to office accommodation with associated parking, landscaping scheme and alterations to existing vehicular access. The application was brought to the Committee at the request of Councillor Hogarth who was in support of the application.

Members attention was brought to the main agenda papers and the late observation sheet which did not amend the recommendation. Members were advised that there was an error in the late observation and that it should have read refusal rather than approval. It was confirmed that the site had not been previously known as a brown field site and therefore was excluded as previously developed land as per the NPPF.

The Committee was addressed by the following speakers:

Against the application:	John Lambert
For the application:	Jane Scott
Parish Representative:	Fidelity Weston
Local Member:	Councillor Hogarth

Members asked questions of clarification from the Officers.

It was moved by the Chairman and duly seconded that the recommendation and the late observations in the report, be agreed.

Members discussed the long term local need for housing in the area and whether the terracing was in keeping with the character of the area. Some Members expressed concern that there could be the suburbanisation of a rural village.

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 in principle to the Green Belt. The Council does not consider that the material considerations presented in this case that form the case for very special circumstances are sufficient to justify overriding policies L01 and L08 of the Sevenoaks Core Strategy and the National Planning Policy Framework.

2) The proposed development, because of the residential nature of the proposal, its design and the density of the scheme would result in a development that was out of character with the rural area in which it is located and of harm to the appearance and character of its surroundings. This conflicts with policy SP1 of the Sevenoaks Core Strategy policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The proposal would create an undesirable form of development. It would harm the residential amenities enjoyed by the existing and future occupants of the proposed development because of an unacceptable level of overlooking and loss of privacy. This conflicts with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

4) Without the secure provision of affordable housing through a completed Section 106 obligation, the proposal would be contrary to policy SP3 of the Sevenoaks Core Strategy.

<u>Informative</u>

1) The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE. Should this decision be appealed and the appeal is allowed full details will be set out in the CIL Liability Notice which will be issued as soon as possible after the appeal decision is issued. Further information can be found here:

http://www.sevenoaks.gov.uk/services/housing/planning/planning-applications/community-infrastructure-levy-cil

7. SE/16/03814/LBCALT Foxbury Farm, Stone Street, Seal, Kent TN15 0LW

The proposal sought listed building consent for the demolition of existing large Boulton & Paul agricultural building, works to small Boulton & Paul agricultural building to provide office accommodation and works to existing Cart Shed to provide vehicle parking. The application was referred to the Development Control Committee at the request of Councillor Hogarth who was wholly in support of the proposal, and to allow the Listed Building Consent application to be heard in conjunction with the planning application running in parallel.

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

Against the Application:	John Lambert
For the Applications:	Jane Scott
Parish Representative:	-
Local Member:	-

Members asked questions of clarification of the Officers. Members were advised

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

Members noted the application was for listed building consent only.

The motion was put to the vote and it was

Resolved: That listed building consent 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 use of the building shall be incidental to the enjoyment of the dwelling and shall not be used for any commercial or other purposes.

To prevent overdevelopment of the land as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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 garage 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 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: COB/16/800/01

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

THE MEETING WAS CONCLUDED AT 8.03 PM

CHAIRMAN