

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 10 August 2017 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Clark, Edwards-Winsor, Gaywood, Hogg, Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves, Reay, and Raikes

Apologies for absence were received from Cllrs. Bosley and Brown

Cllr. Piper was also present.

27. Minutes

Resolved: That the minutes of the Committee held on 29 June 2017, be approved and signed by the Chairman as a correct record, subject to the addition of 'not' at the fifth paragraph of Minutes 26 to read 'not be between 10.30pm and 7am be agreed' and Cllr. Horwood's apologies be recorded for the previous meeting.

28. Declarations of Interest or Predetermination

There were none.

29. Declarations of Lobbying

There were none.

Unreserved Planning Applications

There were no public speakers against the following item 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:

30. SE/17/01699/CONVAR - Land North East of Magistrates Court, Morewood Close, Sevenoaks, Kent

The proposal sought variation of condition 1 of SE/16/01023/FUL for 'the temporary change of use and formation of a car park (up to 12 months) with access and associated arboricultural works' with amendment to extend the planning permission period.

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The application had been referred to Committee as the District Council was the applicant for the submitted scheme.

Members' attention was brought to the main agenda papers and late observation which added an informative.

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

- 1) This planning permission is granted for a temporary period until the 31st December 2018. By the date this permission expires, the rubber mesh matting, tarmacked vehicular access and associated works shall be removed, the car park use shall cease and the site shall be restored in accordance with details approved under SE/16/02421/DETAIL.

To reflect the temporary nature of the development and in order to safeguard the longer term function of the land as an allocated employment site, in accordance with policy EMP1 of the Sevenoaks Allocations and Development Management Plan and policy SP8 of the Sevenoaks Core Strategy.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: DHA/11402/01, DHA/11402/02 and 11403-T-01 Rev.P4.

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

- 3) The development shall be carried out wholly in accordance with the Arboricultural Impact Assessment & Arboricultural Method Statement dated 8th April 2016.

To secure the retention of the mature trees on the site and adjacent to it and to safeguard their long-term health as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) The surfacing of the first 5m of the access from the edge of the highway shall be made up of a bound material.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 5) The new access to the temporary car park and the pedestrian crossing area shown on the approved plans shall be completed prior to the temporary car park use of the site hereby approved commencing and shall be maintained thereafter until the temporary use ceases.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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- 6) The development shall be carried out wholly in accordance with the Code of Construction Practice dated 20th May 2016.

In the interests of highway safety and visual amenity as supported by policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

- 7) The rubber mesh system approved to be laid for the temporary car park shall be installed, regularly inspected and maintained in accordance with the manufacturer's instructions to ensure that the rubber mesh system meets the expected performance of the product.

To avoid impacts on the surface water drainage capacity of the site as supported by the National Planning Policy Framework.

- 8) The recommendations, mitigation and enhancements contained within sections 4 and 5 of the Extended Phase I Habitat Survey, dated March 2016, and section 4 of the Reptile Survey Report, dated May 2016, shall be fully adhered to.

To ensure the long term retention of biodiversity in the area as supported by the National Planning Policy Framework and policy SP11 of the Core Strategy.

- 9) The visibility splays shown on the approved plan drawing number 11403-T-01 Rev.P4 shall be maintained with no obstructions over 0.6 metres above carriageway level within the splays whilst the car park is in use.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 10) Lighting installed on the site shall be in accordance with details approved under SE/16/02497/DETAIL or an alternative lighting scheme submitted to and approved in writing by the Local Planning Authority.

To ensure the long term retention of biodiversity in the area as supported by the National Planning Policy Framework and policy SP11 of the Core Strategy.

- 11) Measures to minimise the risk of crime shall be in accordance with details approved under SE/16/02496/DETAIL or alternative measures submitted to and approved in writing by the Local Planning Authority.

In the interest of security, crime prevention and community safety and in accordance with the National Planning Policy Framework and policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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Informative

- 1) The applicant should consider pollution prevention measures due the sensitivity of the underlying aquifer underneath.

Reserved Planning Applications

The Committee considered the following planning applications:

31. SE/17/00449/FUL - Land Behind Sorrento, Station Road, Eynsford DA4 0EJ

The proposal was for the demolition of an existing carport and garage. Replacement with a new residential dwelling with basement to include leisure facilities. The application had been referred to Committee by Councillor Horwood on the grounds that the development would be inappropriate in an Area of Outstanding Natural Beauty, and would represent a loss to neighbouring amenity.

Members' attention was brought to the main agenda papers and late observation sheet which amended conditions 4 and 13 and included an additional condition, 14.

The Committee was addressed by the following speakers:

Against the Application:	Rhian Wortham
For the Application:	Neil Goodhew
Parish Council:	Ferne Haxby
Local Member:	Cllr. Horwood

Members asked questions of clarification from the speakers and officers. Members were advised by the officers that a previous application on the site was refused by delegated authority due to lack of affordable housing contribution and ecology survey. The current proposal was for a height of 7.5m and eaves height of 3m, where that previous application had a height of 7m. It was queried whether condition 14 could be amended to include details relating to control of light emitted from the basement.

It was moved by the Chairman and duly seconded that the recommendation in the report and late observations, be agreed. It was duly agreed that the motion be altered so that condition 14 be amended to include restrictions to the light displaying from the basement.

Members discussed whether the development would be inappropriate due to the scale and bulk of the proposal within an Area of Outstanding Natural Beauty (AONB) and discussed whether the development would both conserve and enhance the AONB. Concern was raised at the effect the bulk and scale would have on neighbouring amenity and the lighting would have on the rural character of the area. Some Members expressed concern at the width of the driveway and how emergency vehicles would not be able to reach the dwelling.

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

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It was moved by the Chairman and duly seconded that the application should be refused under policies: EN1 due to the detrimental impact of the bulk, height and scale and failure to provide satisfactory access for vehicles; EN5 as the development would not conserve or enhance the AONB; EN6 and L07. An informative regarding provision of visibility splays to be delegated to the Chief Planning Officer following consultation with the Chairman, Vice Chairman and Local Member.

The motion was put to the vote and it was:

Resolved: That planning permission be refused on the grounds that

- 1) The proposed development, by reason of its height, bulk and scale would fail to conserve and enhance the Kent Downs Area of Outstanding Natural Beauty and would be harmful to the rural character of the area contrary to policy L07 of the Core Strategy (2011), policies EN1, EN5 and EN6 of the Allocations and Development Management Plan (2015) and the National Planning Policy Framework.
- 2) The proposed development would fail to provide a satisfactory means of access for vehicles contrary to policy EN1 of the Allocations and Development Management Plan (2015).

Informatives:

- 1) In the interests of highway safety you are advised of the Highway Authority's request to provide visibility splays at 2.4m x 43m, with no obstruction above 0.6m at the entrance to the site.
- 2) There are some concerns about the access to the site for emergency vehicles which should be clarified; and concerns about the impact of light pollution from the proposed light wells in the AONB.

THE MEETING WAS CONCLUDED AT 8.10 PM

CHAIRMAN