

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 22 February 2018 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

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

An apology for absence was received from Cllr. Bosley

Cllrs. McArthur, McGarvey, McGregor and Scholey were also present.

69. Minutes

Resolved: That the minutes of the Development Control Committee held on 25 January 2018 be approved and signed by the Chairman as a correct record subject to the following addition in minute 68 paragraph 6 line 2 'appropriate weight had been given to the SPD. It was discussed whether,'

70. Declarations of Interest or Predetermination

All Members except for Cllr. Coleman declared for Minute 74 - 17/03545/FUL - The Coach House, Swan Lane, Edenbridge TN8 6AJ that they knew the neighbour of the property but would remain open minded.

Cllr. Horwood declared for Minute 73 - 17/03763/FUL - Blue bell Bank and 4 Saddlers Park, Station Road, Eynsford DA4 0ER that he was the local member and did not consider himself to be predetermined but would not partake in the debate or vote.

71. Declarations of Lobbying

There were none.

CHANGE IN ORDER OF AGENDA ITEMS

With the Committee's agreement, the Chairman brought the Tree Preservation item forward for consideration.

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Tree Preservation Orders

72. Objection to Tree Preservation Order number 7 of 2017 Located within the southern corner of the rear garden of 5 Blair Drive, Sevenoaks, TN13 3JR

The Arboricultural and Landscape Officer referred to the objections received from the owner, tenants and neighbours and two letters of support received. He advised that the tree might be responsible for blocking some light, but this could be improved by some light pruning of this tree and surrounding trees.

The motion was put to the vote and it was

Resolved: That TPO 7 of 2017 be confirmed without amendment.

73. 17/03763/FUL - Bluebell Bank And 4 Saddlers Park, Station Road, Eynsford DA4 0ER

The proposal sought permission of access and driveway and associated works. The application had been referred to Development Control Committee by Cllr. Horwood as he was of the opinion that the proposal was not detrimental to the Character of the Conservation Area, in accordance with EN4 of the ADMP, and that there was a local parking shortage.

Members' attention was brought to the main agenda papers and late observation sheet which provided clarification on the proposal, representations received, Highways response, the appraisal and amended plans.

The Committee was address by the following speakers:

Against the Application: -
For the Application: Emily Denman
Parish Representative: Parish Cllr. Kirby
Local Member: Cllr. Horwood

Members asked questions of clarification from the speakers and Officers. Officers confirmed that the late plans submitted could not be considered as part of the application as they showed amendments to the proposals that had not been subject to consultation. A Member queried whether the item could be deferred until more factors were known.

It was moved by Councillor Thornton and duly seconded that the recommendation in the report to refuse planning permission be deferred.

Some Members considered that, as amended plans had been submitted, the report should be deferred until further consultation with Highways on the amendments had taken place. Members discussed whether the application could be discussed without deferral. Members were advised that amended plans had been submitted and therefore could not be considered as part of the application.

The motion was put to the vote and it was

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Resolved: That the application be deferred until the next Committee on 12 April 2018 to allow for consultation with Highways on the amended plans.

74. 17/03545/FUL - The Coach House, Swan Lane, Edenbridge TN8 6AJ

The application sought permission for the demolition of existing dwelling; erection of replacement dwelling and single storey garage and associated works. The application was referred to Development Control Committee on the grounds that the proposed new dwelling would not have a more harmful impact on the openness of the Green Belt when compared to the existing dwelling.

Members' attention was brought to the main agenda papers and the late observations sheet which provided clarification on reference to the green belt within the agenda papers and CIL liability.

The committee was addressed by the following speakers:

Against the Committee: -
For the Committee: Neil Thompson
Parish Representative: Town Cllr. McGregor
Local Member: Cllr. Scholey

Members asked questions of clarification from the Officers and Speakers. In response to questions, Members were advised that 'timely removal' of the current dwelling would be required prior to commencement of works and that a condition could be included to remove permitted development rights. Members were advised that the figures were in relation to the cumulative impact which was 176% increase on the original footprint of the current building.

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

Members discussed the support that the application had received from the local residents. The design and location of the new dwelling was discussed, and whether the site was suitable or if it was in a more visually prominent location. Some Members expressed concern regarding whether the floor space would be acceptable in the green belt especially when considering the policies that were in place to protect the green belt.

The motion to refuse planning permission was put to the vote and it was

Resolved: that planning permission be refused for the following reasons

The site lies within the Metropolitan Green Belt where policies of restraint apply. The proposed development, by reason of its siting and the combination of its height, bulk and site coverage, would be inappropriate development in the Green Belt, harmful to its permanence and openness and contrary to Policy GB2 and GB4 of the Sevenoaks Allocations and Development Management Plan, the Sevenoaks Development in the Green

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Belt Supplementary Planning Document and the NPPF. The potential very special circumstances do not individually or cumulatively outweigh the harm to the Green Belt which is given significant weight.

75. 17/03753/FUL - Quantum House, High Street, Farningham DA4 0DT

The proposal sought permission for the change of use of an empty shop (A1) to one residential (C3) self-contained unit. The application was referred to Development Control Committee by Councillor McGarvey on the grounds that the proposal would not provide on-site parking in accordance with Policy T2 and Appendix 2 of the ADMP, and it was worth noting that there was no capacity for anything other than short-term parking on the highway outside the property or in adjacent roads.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: -
Parish Representative: -
Local Member: Cllr. McGarvey

Members asked questions of clarification of the Speakers and Officers.

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

Members discussed that information provided advising that the property was no longer viable as a shop and that on the whole, the property would visually remain the same. Members noted the need for housing in the District and gave consideration to the current parking situation in the local roads.

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 development hereby permitted shall be carried out in accordance with the following approved plans: 221/FAR/121

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

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76. 17/03889/ADV - Tesco Superstore, Aisher Way, Riverhead TN13 2QS

The application sought consent for 3 x aluminium fascia signs internally illuminated and 2 x aluminium panels with full gloss laminated digital graphic. The application was referred to Development Control Committee by Cllr. Brown on the grounds that the proposal would potentially lead to the additional loss of visual amenity and further light pollution.

Members' attention was brought to the main agenda papers and the late observations which did not amend the recommendation.

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 advertisement consent be agreed.

Members noted that the proposal was for the hours of illumination to only be during operational hours and discussed whether the visual amenity would be impacted.

The motion to grant advertisement consent was put to the vote and it was

Resolved: that advertisement consent be granted subject to the following conditions:

- 1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 2) No advertisement shall be sited or displayed so as to:
 - a - endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)
 - b - obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - c - hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

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- 3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 6) The intensity of the illumination shall not exceed 800 candelas /m²

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

- 7) The advertisement(s) to which this consent relates shall be illuminated only while the kiosk is open for business.

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

- 8) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no's - 3137-P001, 01.

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

THE MEETING WAS CONCLUDED AT 9.04 PM

CHAIRMAN