

## DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 6 September 2018 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice-Chairman)

Cllrs. Ball, Barnes, Coleman, Edwards-Winser, Gaywood, Mrs. Hunter, Layland, McArthur, Parkin, Reay, Thornton and Raikes

Apologies for absence were received from Cllrs. Bosley, Brown, Clark, Horwood and Purves

Cllrs. Fleming, Piper and Parson were also present.

### 18. Minutes

Resolved: That the minutes of the Development Control Committee held on 26 July 2018 be approved and signed by the Chairman as a correct record.

### 19. Declarations of Interest or Predetermination

Councillor Raikes declared for Minute 22 - 17/03508/FUL - 3 Webbs Court, Buckhurst Lane, Sevenoaks TN13 1JN that he had previously considered the matter when it was discussed by Sevenoaks Town Council, but that he remained open minded.

Councillor Edwards-Winser declared for Minute 24 - 18/00517/HOUSE - Orchard House, 48 Well Road, Otford TN14 5PT that he would speak as the Local Member for the item but would not take part in the debate or voting therein.

### 20. Declarations of Lobbying

Councillors Raikes and Gaywood declared that they had been lobbied in respect of Minute 22 - 17/03508/FUL - 3 Webbs Court, Buckhurst Lane, Sevenoaks TN13 1JN.

### Reserved Planning Applications

The Committee considered the following applications:

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21. 17/03508/FUL - 3 Webbs Court, Buckhurst Lane, Sevenoaks TN13 1JN

The proposal sought planning permission for the change of use of a business premises (B1) to residential (C3) and erection of a first floor extension to accommodate 1 no. flat.

The application had been called to the Development Control Committee by Councillors Clack and Raikes who had concerns regarding the impact of the development on the residential amenity of 41 Buckhurst Avenue.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application:	Jill Bond
For the Application:	Ben Young
Parish Representatives:	Councillor Parsons
Local Member:	Councillor Fleming

Members asked questions of clarification from officers.

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

Members discussed the application and concern was expressed at the perpendicular effect of the additional extension at first floor level in the outlook from 41 Buckhurst Lane. The reduction in bulk of the existing building was not considered significant enough to compensate, as this bulk was not particularly visible from ground level. Overlooking, overbearing effect and loss of amenity issues were acknowledged.

The motion was put to the vote and it was lost.

Councillor Thornton moved and it was duly seconded that planning permission be refused on the grounds of Policy EN2 of the ADMP due to the overbearing effect on neighbouring residential amenity at 41 Buckhurst Lane and the loss of outlook.

Resolved: That planning permission be refused for the following reason

The proposal would create an undesirable form of development since it would harm the residential amenities enjoyed by the occupants of 41 Buckhurst Avenue. This is as a result of the proposed increase in height, bulk and scale of the building, which would create an overbearing impact on the occupants of 41 Buckhurst Avenue and erode the outlook that they enjoy from their property. This conflicts with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

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### 22. 18/02133/HOUSE - 20 Barnetts Road, Leigh, Kent TN11 8QH

The Committee was advised that the item had been withdrawn from the agenda because the applicant had withdrawn the planning application.

### 23. 18/00716/HOUSE - 10 Bullfinch Lane, Riverhead, TN13 2DY

The proposal sought permission for the erection of a two storey rear extension, alterations to roof, two new velux windows, circular roof light and front porch. Removal of chimneys to side elevations and alterations to chimney at the rear. Addition of two front dormers and two square bay windows to ground floor front elevation.

The application had been called to the Development Control Committee by Councillors Brown and Bayley who had concerns regarding the impact of the development on neighbouring amenity.

Members' attention was brought to the main agenda papers and late observations sheet.

The Committee was addressed by the following speakers:

Against the Application: Susan Allender  
For the Application: -  
Parish Representatives: -  
Local Member: -

Members asked questions of clarification officers. Officers responded to questions concerning applications not being developed according to planning permission. Infringement onto neighbouring land without consent was a civil matter. In this application the required certificates and notification had been given.

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

Members sympathised with the neighbouring objector from 8 Bullfinch Lane however it was acknowledged that the retrospective development did not result in significant harm in planning and design terms. Members noted that the any trespass was a civil rather than a material planning consideration and the correct procedure had taken place. The possibility of using the planning enforcement teams was discussed in cases of retrospective planning that had not complied with the approved application. Owners would be invited applications to regularise unlawful development, as had occurred with this site.

The motion was put to the vote and it was

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

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- 1) The materials to be used in the construction of the development shall be those indicated on the approved plan.

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.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2884-16-PL301 Revision 2; 2884-16-PL302

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

### 24. 18/00517/HOUSE - Orchard House, 48 Well Road, Otford, TN14 5PT

The proposal sought planning permission for the installation of three new roof-lights to the front and south-west side elevations and on the flat roof, amendments on the dormer to the rear elevation and new chimney to the south-east elevation.

The application had been called to the Development Control Committee by Cllr Edwards-Winser on the grounds that the previously approved plans demonstrated proportionate windows on the upper floor harmonising with the building and maintaining the street vernacular, while the proposal that had been built was incongruous to the dwelling.

Members' attention was brought to the main agenda papers and late observations sheet.

The Committee was addressed by the following speakers:

Against the Application: Mrs Irene Roy

For the Application: -

Parish Representatives: Martin Whitehead

Local Member: Councillor Edwards-Winser

The Vice-Chairman read out a statement on behalf of  
Councillor Lowe

Members asked questions of clarification of officers. Officers advised that the development does not constitute significant harm to the street scene and does not fall within the conservation area so they considered it acceptable.

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

Members expressed concern that the dormer was not subservient to the dwelling and out of character within the area. Discussion took place on the overbearing nature of the development and its effect on the garden to the rear of the property.

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The motion was put to the vote and it was lost.

Councillor Williamson moved and it was duly seconded that planning permission be refused on the grounds of the scale and bulk of the dormer being disproportionate to the dwelling and out of character with area. The development failed to comply with EN1, SPD, Allocations and Development Management Plan and would not accord with the residential extensions SPD or the Otford village design statement.

The motion was put to the vote and it was

Resolved: That planning permission be refused for the following reasons -

The rear dormer due to its excessive scale, bulk and height is a dominant, overbearing and disproportionate roof alteration that is harmful to the character and appearance of the area and the existing dwelling. As such, the proposals fail to comply with Policies SP1 of the Core Strategy, Policy EN1 of the Allocations and Development Management Plan, the Sevenoaks Residential Extensions Supplementary Planning Document and the Otford Village Design Statement.

THE MEETING WAS CONCLUDED AT 8.35 PM

CHAIRMAN

