

DEVELOPMENT CONTROL COMMITTEE
27 November 2014 at 7.00 pm

Further to the recent despatch of agenda and papers for the above meeting, please find the following item which was marked as 'to follow':

1. Minutes (Pages 1 - 8)

To approve the minutes of the meeting of the Committee held on 6 November 2014 as a correct record.

To assist in the speedy and efficient despatch of business, Members wishing to obtain factual information on items included on the Agenda are asked to enquire of the appropriate Director or Contact Officer named on a report prior to the day of the meeting.

Should you require a copy of this agenda or any of the reports listed on it in another format please do not hesitate to contact the Democratic Services Team as set out below.

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The Democratic Services Team (01732 227241)

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DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 6 November 2014 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Miss. Thornton (Vice Chairman)

Cllrs. Mrs. Ayres, Brookbank, Clark, Edwards-Winser, Firth, Gaywood, McGarvey, Orridge, Mrs. Parkin, Raikes, Miss. Stack, Miss. Thornton and Walshe

Apologies for absence were received from Cllrs. Bosley, Brown, Cooke and Neal

Cllrs. Ayres, Grint, London, Piper and Mrs. Purves were also present.

64. Minutes

The minutes from the meeting of the Committee held on 16 October 2014 were tabled for Members' consideration.

Resolved: That the minutes of the meeting of the Development Control Committee held on 16 October 2014 be approved and signed by the Chairman as a correct record.

65. Declarations of Interest or Predetermination

Cllr. Raikes declared that he was a member of Sevenoaks Town Council who had previously considered minute item 68 - SE/14/02439/HOUSE 9 Knole Road, Sevenoaks TN13 3XH. He did not take part in the consideration or voting on the matter.

66. Declarations of Lobbying

Cllrs. Mrs. Parkin and Miss. Stack declared that they had been lobbied in respect of minute item 70 - SE/14/01897/HOUSE 3 Colinette Cottages, Chart Lane, Brasted TN16 1LP.

Unreserved Planning Application

There were no public speakers against the following item and no Member reserved the item for debate. Therefore, in accordance with Part 7 3.5(e) of the constitution, the following matter was considered without debate:

67. SE/14/00804/FUL - Stables On Land North of The Farmhouse, Mussenden Farm, Mussenden Lane, Horton Kirby DA4 9JW

The application sought full planning permission to create a sand school adjacent to an existing stable block. The school would measure 20m by 14m topped with a sand surface. The sand school would be enclosed by a 1.1m high 3-bar timber fence.

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The application was referred to the Committee by Cllr. McGarvey to consider acceptability of the access to site, adequacy of parking, impact on neighbours, waste issues and impact on the setting of the Listed Building.

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) 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 sand school 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 District Local Plan.

- 3) No external lighting shall be installed on the land.

To protect the amenity of the area and the residential amenities of nearby dwellings as supported by policy EN1 of the Sevenoaks District Local Plan.

- 4) No jumps (other than when in use), mobile or temporary structures, buildings or chattels shall be placed on the sand school without the prior approval in writing of the Council.

To protect the amenity of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

- 5) The sand school hereby permitted shall only be used as an ancillary facility in conjunction with the stables and shall not be used for any commercial purposes, including providing riding lessons, equestrian shows, gymkhana events or hunter trials/cross country events.

So that any other proposal is the subject of separate planning application, to be determined on its merits, having regard to the impact on the Green Belt, landscape and any highway implications in accordance with policies EN1 and VP1 of the Sevenoaks District Local Plan, policies SP1 and LO8 of the Sevenoaks Core Strategy and the advice and guidance contained in the National Planning Policy Framework.

- 6) No development shall be carried out on the land until details of the means of distributing and/or disposing of any excess earth have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

To protect the amenity of the area as supported by policy EN1 of the Sevenoaks District Local Plan and policies SP1 and LO8 of Sevenoaks Core Strategy.

- 7) No development shall take place until full details of soft landscaping have been submitted to and approved by the Local Planning Authority. These details shall cover as appropriate: Planting plans; Written specification (including cultivation and other operations associated with plant and grass establishment); Schedules of plants, noting species, planting sizes and proposed numbers/densities, and Implementation timetables.

Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality in accordance with Policy EN1 of the Local Plan.

- 8) Soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality in accordance with Policy EN1 of the Local Plan.

- 9) No development shall take place until a scheme for the storage and disposal of manure from the land has been submitted to and approved in writing by the Council. The approved scheme shall be implemented in full when the stand school is first brought into use and shall be maintained thereafter.

To protect the amenity of the area as supported by EN1 of the Sevenoaks District Local Plan.

- 10) The development hereby permitted shall be carried out in accordance with the following approved plans: Dwg No. 1701-12-PL001 Rev. P4

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

Reserved Planning Applications

The Committee considered the following planning applications:

68. SE/14/02439/HOUSE - 9 Knole Road, Sevenoaks TN13 3XH

The proposal was to raise the roof to incorporate a new first floor over the existing bungalow, a new porch, the demolition of the existing garage and the erection of a new garage and alteration to the fenestration.

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The application was referred to the Committee by Cllr. Mrs. Purves on the grounds that the development would be detrimental to the street scene, result in overlooking with a consequent loss of privacy to the residents at 5 Quaker Close and have an impact on the flat grass area in the Hollybush Recreation Ground.

Members' attention was brought to further information contained within the late observations sheet, but which did not propose any amendments or changes to the recommendation before the Committee.

The Committee was addressed by the following speakers:

Against the Application:	Neal Crabtree
For the Application:	Agata Hofman-Bustrup
Parish Representative:	Cllr. Mrs. Walshe
Local Member:	Cllr. Mrs. Purves

Members asked questions of clarification from the Speakers and Officers.

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

Some Members thought that amenity space for future residents would be acceptable as the space was not decreasing from the present and the site was next to the recreation ground. Whilst concern was raised at the impact of the proposed slate roof and rendered walls on the street scene, other Members acknowledged that these features were found elsewhere on the street. The proposal would fit in with the properties in its immediate vicinity. Hollybush Recreation Ground was already overlooked by no. 8 Knole Road.

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 materials to be used in the construction of the development shall be those indicated on the approved plan as detailed on the application form.

To ensure that the appearance of the development is in harmony with the existing character of the locality as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Block Plan, Drawing Nos. M14-4012:01, M14-4012:02, M14-4012:10H, M14-4012:11J, M14-4012:12H, M14-4012:13B, M14-4012:14C, received 28.07.14 and 05.08.14.

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

(Cllr. Raikes did not take part in the consideration or voting on the matter)

69. SE/14/02195/HOUSE - 37 Southdene, Halstead, Kent TN14 7HB

The proposal was for the demolition of the existing utility room and then permission for the erection of a two storey side extension, single storey rear extension, new porch, conservatory and loft conversion.

The application was referred to the Committee by Cllr. Williamson to consider whether the proposals represented an overdevelopment of the site which would be detrimental to the street scene and residential amenity.

Members' attention was brought to further information contained within the late observations sheet, but which did not propose any amendments or changes to the recommendation before the Committee.

The Committee was addressed by the following speakers:

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

The Chairman read a statement from Halstead Parish Council. Members asked questions of clarification from the Officers.

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

Some Members considered that the development would be more in keeping with those properties already extended at nos. 34 and 35. It could provide balance in the street scene when viewed from the green and would be consistent with those already developed.

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 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 house as supported by Policy EN1 of the Sevenoaks District Local Plan.

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- 3) No development shall take place until details of the layout and construction of areas for the parking of three cars including garage spaces and means of access have been submitted to and approved in writing by the Council. The parking areas approved shall be provided and kept available for parking in connection with the use hereby permitted at all times.

To ensure a permanent retention of vehicle parking for the property as supported by policies EN1 and VP1 of the Sevenoaks District Local Plan.

- 4) No window(s) or other opening(s) shall be inserted at any time in the north-west side elevation(s) of the extension hereby approved, despite the provisions of any Development Order.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 5) The development hereby permitted shall be carried out in accordance with the following approved plans: no.03, 04A, 5 and 06.

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

70. SE/14/01897/HOUSE - 3 Colinette Cottages, Chart Lane, Brasted TN16 1LP

The proposal was for the removal of the existing garden shed and erection of a new wooden outbuilding. measuring 3.0m by 5.4m and rising to a height of 3.06m with a ridged roof. The materials would comprise of an oak frame with pine cladding sides with reclaimed clay tile roof to match the house.

The application was referred to the Committee by Cllr. Firth to consider whether the proposal would be proportionate and not harmful the openness of the Greenbelt at this particular location.

Members' attention was brought to further information contained within the late observations sheet, but which did not propose any amendments or changes to the recommendation before the Committee.

It was noted that a Members' Site Inspection had been held for this application.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Michael Hammond
Parish Representative:	Cllr. Mrs. Rogowska
Local Member:	Cllr. London

Members asked questions of clarification from the Speakers and Officers. The Case Officer confirmed that a previous application on the site had been refused which was larger than the application under consideration.

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

Some Members stated that the development would not be materially larger from that already there and the increase in size and volume on the original dwelling would be proportionate. The larger size would not be visible from most angles. A Member added that the additional off-street parking space would be an advantage in the local area. A Member also noted the comment of the Local Member speaker that the proposal conserved the Area of Outstanding Natural Beauty.

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

It was moved by Cllr. Firth and duly seconded that planning permission be granted subject to conditions that the development begin within a specified time and that construction be in accordance with submitted plans. Such conditions to be finalised by the Chief Planning Officer.

The motion was put to the vote and it was

Resolved: That planning permission be granted subject to conditions that the development begin within a specified time and that construction be in accordance with submitted plans. Such conditions to be finalised by the Chief Planning Officer.

THE MEETING WAS CONCLUDED AT 9.03 PM

CHAIRMAN

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