

DEVELOPMENT CONTROL COMMITTEE
18 December 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 27 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 27 November 2014 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Miss. Thornton (Vice Chairman)

Cllrs. Mrs. Ayres, Brookbank, Brown, Clark, Edwards-Winser, McGarvey, Mrs. Parkin, Raikes, Underwood and Walshe

Apologies for absence were received from Cllrs. Firth, Gaywood, Neal, Orridge and Miss. Stack

Cllrs. Ayres and Piper were also present.

71. Minutes

Resolved: That the minutes of the meeting of the Development Control Committee held on 6 November 2014 be approved and signed by the Chairman as a correct record.

72. Declarations of Interest or Predetermination

Cllr. Clark declared that he was acquainted with the applicant for minute item 74 - SE/14/00849/HOUSE & SE/14/00850/LBCALT - Threeways, The Street, Ash TN15 7HA. He did not vote on the matter.

Cllr. Mrs. Parkin declared that she was acquainted with the applicant for minute item 74 - SE/14/00849/HOUSE & SE/14/00850/LBCALT - Threeways, The Street, Ash TN15 7HA.

Cllr. Raikes declared that he was a member of Sevenoaks Town Council who had previously considered minute item 76 - SE/14/02811/FUL - Oakhill Road, Sevenoaks TN13 1NU but clarified that he would keep an open mind on the matter.

Cllr. Miss. Thornton declared that she was the local Member for minute item 77 - SE/14/03055/FUL - Land East of, Carters Hill, Underriver, Kent but would remain for the debate.

73. Declarations of Lobbying

Cllr. Williamson declared that he had been lobbied in respect of minute item 74 - SE/14/00849/HOUSE & SE/14/00850/LBCALT - Threeways, The Street, Ash TN15 7HA.

Cllrs. Clark and Raikes declared that they had been lobbied in respect of minute item 76 - SE/14/02811/FUL - Oakhill Road, Sevenoaks TN13 1NU.

Cllrs. Brown, Clark, Mrs. Parkin, Raikes and Miss. Thornton declared that they had been lobbied in respect of minute item 77 - SE/14/03055/FUL - Land East of, Carters Hill, Underriver, Kent.

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Cllrs. Mrs. Ayres, Brown, Clark, Edwards-Winser, Raikes, Miss. Thornton, Walshe and Williamson declared that they had been lobbied in respect of minute item 78 - SE/14/03006/HOUSE - Dippers Close, Kemsing, Sevenoaks TN15 6QD.

Unreserved Planning Applications

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

74. SE/14/00849/HOUSE & SE/14/00850/LBCALT - Threeways, The Street, Ash TN15 7HA

The applications were for planning permission and listed building consent for the erection of a two-storey side extension following demolition of part of the attached listed wall, alterations to rear garden room and with minor internal alterations and repairs to chimney stack.

The applications were returned to the Committee following the decision by the Committee to defer consideration at its meeting on 14 August 2014. The item was deferred to allow the Conservation Officer to contact the Georgian Group to obtain a revised response, the Conservation Officer to carry out an internal inspection, for consideration of whether the design of the windows should be altered to better relate to the form of windows on the original building and for the Conservation Officer to attend the meeting.

Members' attention was brought to further information contained within the late observations sheet. It proposed that that the recommendation before the Committee be that Members delegate the decision to the Chief Planning Officer after 14 December 2014, which was the final deadline for consultee comments on the amended plans, so long as no further comments were received which raised new issues. Conditions were to be agreed with the local Members.

Resolved: That authority be delegated to the Chief Planning Officer to determine the applications after 14 December 2014, so long as no further comments were received which raised new issues. Any conditions are to be agreed with the local Members.

(Cllr. Clark did not vote on the matter).

75. SE/14/02140/HOUSE - Merryn, Orpington By Pass, Badgers Mount, Sevenoaks TN14 7AG

The application was for the demolition of an existing garage and the erection of a single storey rear extension, roof alterations to include front and rear dormers and the enclosure of the entrance porch.

The application was referred to the Committee by Cllr. Williamson so that the impact on the street scene and the planning history of the site could be considered.

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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 application forms received 3rd July 2014

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

3) The development shall be carried out in accordance with the following plans, site location plan dated 3rd July 2014, P8-003, P8-004, P8-006, P8-008/A, P8-001, P8-005, P8-002, P8-007

For the avoidance of doubt and in accordance with proper planning as supported by policy EN1 of the Sevenoaks District Local Plan and the National Planning Policy Framework.

Reserved Planning Applications

The Committee considered the following planning applications:

76. SE/14/02811/FUL - Oakhill Road, Sevenoaks TN13 1NU

The proposal was for the part demolition of the front boundary wall to allow access to a new garage, and the sub division of the land and building of a new residence. The development would be partly submerged with much of the new building below ground level.

The application was referred to the Committee by Cllr. Mrs. Hunter on the basis of concerns about a cramped development out of keeping with the area and the Conservation Area

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:	Andrew Sindall
For the Application:	Lyn Ward
Parish Representative:	Cllr. Piper
Local Member:	Cllr. Mrs. Hunter

Members asked questions of clarification from the Speakers and Officers.

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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 noted that the principle of development had already been accepted through previous appeal decisions on the site. Other Members noted that the landscaping condition and the subterranean aspect would reduce the impact of the development on the street scene.

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 3 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: 13-12-P01, 13-12-P03, 13-12-P04, 13-12-P05

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

- 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 dwelling 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 locality as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 4) No extension or external alterations shall be carried out to the dwelling hereby approved, despite the provisions of any Development Order.

To safeguard the character and appearance of the conservation area as supported by EN23 of the Sevenoaks District Local Plan.

- 5) No development shall take place until details of all proposed engineering works including:
 - existing and proposed levels;
 - the proposed extent of any cut and fill;
 - existing and proposed site sections;
 - the method of construction and drainage; and
 - details of the import or export of any soil have been submitted to and approved in writing by the Council.

The works shall be carried out in their entirety and in accordance with the approved details before the land is first brought into use for the development here permitted.

To safeguard the visual appearance of the area as supported by EN1 and EN23 of the Sevenoaks District Local Plan.

- 6) The development shall achieve a Code for Sustainable homes minimum rating of level 3. Evidence shall be provided to the Local Authority –
- i) Prior to the commencement of development, of how it is intended the development will achieve a Code for Sustainable Homes Design Certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority; and
 - ii) Prior to the occupation of the development, that the development has achieved a Code for Sustainable Homes post construction certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority.

In the interests of sustainable construction as supported by policy SP2 of the Core Strategy.

- 7) No development shall be carried out on the land until full details of soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation. The details shall be implemented in accordance with the programme of implementation and retained thereafter.

To protect the visual appearance of the area as supported by EN1 and EN23 of the Sevenoaks District Local Plan.

- 8) If within a period of 5 years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To protect the visual appearance of the area as supported by EN1 and EN23 of the Sevenoaks District Local Plan.

- 9) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: the parking of vehicles of site operatives and visitors loading and unloading of plant and materials storage of plant and materials used in constructing the development the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate wheel washing facilities measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from demolition and construction works

In the interests of amenity

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- 10) Full details of the proposed foul and surface water drainage systems shall be submitted to and approved in writing by the Council. Any approved scheme shall be completed to the written satisfaction of the Council prior to the occupation of the development.

To ensure the development site and other land does not suffer an unacceptable or increased risk of flooding and/or pollution and to ensure that sustainability and environmental objectives are met.

Informatives

- 1) Please note that within six months of completing the home, the applicant must submit additional supporting evidence to confirm that the project is self build, being:
- A Self Build Exemption Claim Form - Part 2 (available on the Planning Portal website);
 - The supporting evidence as set out in the form, to confirm that the levy exemption should be upheld.

If the evidence is not submitted to the Council within the 6 month time period, the full levy charge becomes payable.

- 2) Please note that in accordance with the information on your Self Build Exemption Claim Form Part 1 and the requirements of The Community Infrastructure Levy Regulations 2010 (as amended) you MUST submit a COMMENCEMENT NOTICE to the Council BEFORE starting work on site. Failure to do so will result in the CIL charge becoming payable in full.

77. SE/14/03055/FUL - Land East of, Carters Hill, Underriver, Kent

The application sought permission for the erection of a stable block with a small manure store. The stable building would be L-shaped and would be sited in the north-west corner of the existing fenced-off section of the site as a whole.

The application was referred to the Committee by Cllr. Miss. Thornton to consider the potential impact of the proposed development on the Metropolitan Green Belt and the Kent Downs Area of Outstanding Natural Beauty.

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:	Jonathan Hughes
For the Application:	Judy Moxon
Parish Representative:	Robin Watson
Local Member:	Cllr. Hogarth

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 noted the four-part test in Policy LT2 of the Allocations and Development Management Plan. Concern was raised in particular that, as noted in the Officer's report, the proposed development would be isolated and not closely related to existing buildings. The concentration of development in a small area would impact the openness of the Green Belt.

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

It was moved and duly seconded that planning permission be refused as the application site lay in the Green Belt where strict policies of restraint applied. The isolated development would be harmful to the openness of the site, contrary to Policy LT2 of the ADMP.

The motion was put to the vote and it was

Resolved: That planning permission be refused for the following reason

The land lies within the Metropolitan Green Belt where strict policies of restraint apply. The proposal would be inappropriate development harmful to the maintenance of the character of the Green belt and to its openness and would be isolated from existing buildings. This conflicts with the National Planning Policy Framework and policy LT2 of the Sevenoaks District Allocations and Development Management Plan.

78. SE/14/03006/HOUSE - 8 Dippers Close, Kemsing, Sevenoaks TN15 6QD

The proposal was for an extension to the first floor including rooflights, infill of the existing porch, a juliet balcony to the west elevation along with various internal alterations and a roof lantern to existing family room on the western elevation.

The application was referred to the Committee by Cllr. Ms. Stack so that the impact of the proposed development on the streetscene could be considered.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Mr. S John
Parish Representative:	-
Local Member:	-

Cllr Clark read out a statement on behalf of Cllr. Ms. Stack as local Member.

Members asked questions of clarification from the Speakers and Officers. Officers confirmed that the other properties in the area had been granted 2 storey extensions but not as wide at first floor level as this extension.

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

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It was discussed whether the extension would create a terracing effect. A Member commented that the development would have no negative visual impact on the streetscene and that the extension was consistent with other extensions in the area.

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

It was moved and was duly seconded that planning permission be granted subject to conditions to be determined by Officers. Members considered it would not have a negative impact on the character of the area.

The motion was put to the vote and it was

Resolved: That planning permission be granted subject to standard conditions to be determined by the Chief Planning Officer.

THE MEETING WAS CONCLUDED AT 9.10 PM

CHAIRMAN