

19 May 2022 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

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Development Control Committee

Supplementary Agenda

	Pages	Contact
1. Minutes	(Pages 1 - 18)	
To approve the minutes of the meeting of the Committee held on 28 April 2022, as a correct record.		

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

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DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 28 April 2022 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice- Chair)

Cllrs. Barnett, Perry Cole, P. Darrington, Edwards-Winsor, Hudson, Hunter, Layland, McGarvey, Pett, Purves, Raikes and Reay

Apologies for absence were received from Cllrs. Ball, Cheeseman, Hogarth and Osborne-Jackson

Cllrs Thornton, McGregor, Osborne Jackson and Fleming were also present via a virtual meeting platform which does not constitute attendance as recognised by the Local Government Act 1972.

83. Minutes

Resolved: That the minutes of the meeting held on 21 March 2022 be agreed and signed by the Chairman as a correct record.

84. Declarations of Interest or Predetermination

Councillor Layland declared a non-pecuniary interest for minute 90 - 22/00140/HOUSE - 11 Ridge, Edenbridge, Kent TN8 6AU but would remain open-minded.

Councillor Perry Cole declared for minute 92 - 22/00152/HOUSE - Greenacre, Castle Hill, Hartley Longfield Kent DA3 7BL that he was the ward Member and was not predetermined but would exempt himself from debate.

Councillor Raikes declared for minute 93 - 22/00072/HOUSE - 43 The Drive, Sevenoaks, Kent TN13 3AD that he sat on Sevenoaks Town Council but would keep an open mind.

Councillor Barnett declared for minute 90 - 22/00140/HOUSE - 11 Ridge Way, Edenbridge, Kent TN8 that he was the Ward member and would keep an open mind.

85. Declarations of Lobbying

Councillor Perry Cole declared, that he had been lobbied in respect of Minute 91 - 22/00152/HOUSE - Greenacre, Castle Hill, Hartley Longfield Kent DA3 7BL

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Cllr Layland declared that for minute 89 - 22/00140/HOUSE - 11 Ridge Way, Edenbridge, Kent TN8 6AU he had been lobbied.

Cllr Williamson declared that for minute 91 - 22/00152/HOUSE - Greenacre, Castle Hill, Hartley Longfield Kent DA3 7BL he had been lobbied.

CHANGE IN ORDER OF AGENDA ITEMS

The Chairman, with the committee's agreement, brought forward consideration of items 5.1 and 5.2 - TPO 9 of 2021 (minute 86) and TPO 1 of 2022 (minute 87).

86. xTPO 9 OF 2021 - Situated to the east of 40 Westerham Road, Bessels Green, within a grass verge

TPO 9 of 2021 had been served in response to a report that the Beech tree situated on the property boundary, may be drastically pruned or felled by the neighbour.

The Committee asked questions of clarification and discussed any potential for Ash Dieback diseases around the area.

It was put to the vote and it was

Resolved: That TPO 9 of 2021 be confirmed without amendment.

87. TPO 1 of 2022 - Located on Land To The South Of 1 Westfield Cottages, Fawkham Road, West Kingsdown

TPO 1 of 2022 was served in response to a request from West Kingsdown Parish Council. Concerns had been raised following the felling of trees on land adjacent to the site believed to be owned by the same individual.

Members asked questions of clarification.

It was put to the vote and it was

Resolved: That TPO 1 of 2022 be confirmed without amendment.

88. 21/03663/FUL - Land North West Of Canada Farm, Canada Farm Road, South Darenth KENT DA4 9LA

The proposal sought planning permission for the Conversion of an existing barn into a new 4-bedroom dwelling with associated parking, amenity space and landscaping.

The application had been referred to the Committee by Councillor McGarvey due to concerns about the standard of living for future occupiers of the proposed development and the impact on amenity as a result of noise and disturbance from the nearby kennels.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Mr David Bedford
Parish Representative:	-
Local Members:	-

Members asked questions of clarification from the Speaker and Officer.

It was confirmed that special ventilation and an acoustic fence would be implemented to alleviate any noise concerns from the kennels.

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

Members discussed the proximity of the proposed development to the Kennels. And the sewage and water extraction plans. Some Members expressed concern as to the safety and source of water extraction for the site.

It was moved and duly seconded that condition 19 be amended to read prior to commencement.

The motion was put to the vote and was agreed.

Debate continued on the substantive motion.

The substantive 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.

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- 2) Prior to the installation of any new external facing materials to the building, details of the materials and finishes to the external facades of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

To preserve the character and appearance of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: Drawing No. DHA/16071/01, DHA/16071/11 Rev A, DHA/16071/12 Rev A, DHA/16071/13 Rev A and DHA/16071/14.

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

- 4) Prior to the first occupation of the development, full details of hard and soft landscaping across the site, including any boundary fencing and hard surfacing, shall be submitted to and approved in writing by the Local Planning Authority. All soft landscaping shall be implemented not later than the first planting season following the first occupation of the development. All hard surfaces shall be laid in accordance with the approved details prior to the first occupation of the development.

To preserve the character and appearance of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 5) No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

To protect the amenity of local residents, in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 6) The development hereby approved shall be carried out in accordance with the recommendations set out in the Noise Impact Assessment dated January 2022 and produced by Omnia.

To protect the amenity of future occupiers, in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 7) Bedroom 2 of the development hereby approved shall incorporate alternative ventilation to achieve a minimum attenuation performance of 24dB+ Ctr, in accordance with section 5.2 of the Noise Impact Assessment (dated January 2022 and produced by Omnia).

To protect the amenity of future occupiers, in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 8) Prior to the commencement of the development, full details of the acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the acoustic fence will meet the criteria detailed in section 5.1 of the Noise Impact Assessment (dated January 2022 and produced by Omnia).

To protect the amenity of future occupiers, in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 9) Prior to first occupation of the development, acoustic testing shall be undertaken by a competent person. The findings of the acoustic testing shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the noise levels detailed in table 4 at paragraph 7.7.2 of BS 8233:2014 are met.

To protect the amenity of future occupiers, in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 10) Prior to commencement of the development hereby approved, a phased contaminated land investigation of the site shall be carried out and submitted to and approved in writing by the Local Planning Authority. This shall comprise of 1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site; 2. A Site Investigation Scheme, based on (1) above, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; 3. An options appraisal and remediation strategy, based on the Site Investigation Scheme and the detailed risk assessment. (2), giving full details of the remediation measures required and how they are to be undertaken. On completion of all remediation works, the applicant shall submit 4. A Verification Report demonstrating that all remedial works were undertaken to an appropriate standard. The report shall also identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The development shall be carried out in accordance with the approved details.

In the interests of pollution prevention and safety and to safeguard the amenities of residents, in accordance with the policy EN2 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.

- 11) If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel

/ solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority prior to the first occupation of the development.

In the interests of pollution prevention and safety and to safeguard the amenities of residents, in accordance with the policy EN2 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.

- 12) Prior to the first occupation of the development, the parking spaces shown on drawing no. DHA/16071/11 (Rev A) shall be provided in full and shall be so maintained and available for use as such at all times.

To ensure the development delivers appropriate parking provision in accordance with policy EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

- 13) Prior to first occupation of the development, details of an electrical vehicle charging point shall be submitted to and approved in writing by the local planning authority. The charging point shall be installed prior to the first occupation of the development and shall be maintained thereafter.

To encourage the use of low emission vehicles in accordance with policy T3 of the Sevenoaks Allocations and Development Management Plan.

- 14) No development, including any works of demolition or preparation works prior to building operations, shall take place on the site until a Construction Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement will be adhered to throughout the construction period and shall include details of: (a) a photographic survey of Public Byway SD158 from the junction with Canada Farm Road to the entrance to the site;(b) parking for vehicles of site personnel, operatives and visitors;(c) loading and unloading of plants and materials; (d) storage of plant and materials used in constructing the development and (e) measures for traffic management.

To mitigate the impact during demolition and construction relating to the safety and free flow of the Public Right of Way Byway SD158 and residential amenities, in accordance with policies EN1 and EN2 of the Sevenoaks Allocations and Development Plan and the National Planning Policy Framework.

- 15) Prior to the commencement of the development (including site clearance), all precautionary mitigation measures will be carried out in accordance with the details contained in sections 2.1 through to 2.18 of the Ecological Impact Assessment (Native Ecology December 2021). To ensure the development does not cause harm to protected species, in accordance with policy SP11 of the Sevenoaks Core Strategy.

- 16) No external lighting shall be installed on the building or within the curtilage of the site other than in accordance with an external lighting design plan which shall first have been submitted to the Local Planning Authority and approved in writing. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained as such thereafter.

To ensure the development does not cause harm to protected species, in accordance with policy SP11 of the Sevenoaks Core Strategy.

- 17) Prior to the first occupation of the development, details of an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. This will include a native species-only landscape scheme. The development shall be carried out in accordance with the approved details and maintained thereafter. To ensure the development delivers ecological enhancements in accordance with policy SP11 of the Core Strategy.

- 18) If foul water drainage is to a non mains system, prior to the commencement of the development a scheme for the proposed drainage arrangement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details regarding the non - mains foul water drainage system. This shall include: a schematic diagram of the proposed foul drainage system, the total accommodation / buildings (including number of bedrooms to the property) that will use the existing or proposed system, drainage field / soakaway, estimated daily flow, capacity of the septic tank. The approved scheme must be implemented in full prior to occupation and maintained thereafter.

In the interests of public health, in accordance with the aims of the National Planning Policy Framework.

- 19) If the proposed development is to source water from a non mains supply, prior to commencement the applicant must submit a report from a

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suitably qualified and competent person which identifies the source of the private water supply, the proposed treatment process and demonstrates the capability of the treatment system to achieve a sufficient and wholesome supply of water in accordance with Regulation 4 of the Private Water Supplies (England) Regulations 2016 (as amended). Once agreed in writing with the local planning authority, the treatment system must be installed and the water sampled prior to first occupation of the development, to ensure that the water is wholesome and safe to drink.

In the interests of public health, in accordance with the National Planning Policy Framework.

- 20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting those orders), no development falling within Classes A, AA, or E of Part 1 of Schedule 2 to the said Order shall be carried out or made to the dwelling without the grant of planning permission by the local planning authority.

In order to protect the openness of the Metropolitan Green Belt in accordance with Policy GB1 of the Sevenoaks Allocations and Development Management Plan.

89. 22/00140/HOUSE - 11 Ridge Way, Edenbridge, Kent TN8 6AU

The proposal sought planning permission for a two-storey rear extension with roof lights. Conversion of garage to habitable room, part two storey front extension. Alterations to fenestration.

The application had been referred to the Committee by Councillor McGregor for the following planning reasons:

1. The bulk, scale and massing of the rear extensions would be harmful and detrimental to the character of the existing building.
2. Overbearing and overshadowing of neighbouring properties.

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

The Committee was addressed by the following speakers:

Against the Application: Hazel Showler

For the Application: Sarah Mckinnel
Parish Representative: -
Local Members: Cllr McGregor

Members asked questions of clarification from the speakers and officer.

Officers confirmed that the proposal was not in breach of the local character assessment. It was also confirmed that sunlight was not blocked to habitable rooms by the proposal and further shade to external rear amenity areas was not considered a material loss of light for refusal and did not contravene the residential extensions guidelines.

The Chairman moved from the Chair that the recommendations within the report, be agreed.

Potential flooding was discussed by Members. It was confirmed that the surface water drainage problems in the area would be managed by various bodies including Building Control and Kent Highways.

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) All new windows proposed at first floor level, to the east and west-facing side elevations of the dwelling, shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

To safeguard the privacy of neighbours of the development, in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 3) The materials to be used in the construction of the development shall be those indicated on the approved plan Application Form dated 17 January 2022.

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To ensure that the appearance of the development is in harmony with the existing character of the Ridge Way Character area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 21075SM-PPSG-05 Site Location Plan, 21075SM-PPSG-06 Block Plan, 21075SM-PPSG-03-PP-A1 Proposed Floor Plans and 21075SM-PPSG-04-PE-A1 Proposed Elevations.

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

The meeting was adjourned for a brief comfort break for the convenience of Members and Officers at 8:25pm. The meeting reconvened at 8:33pm.

90. 21/02775/HOUSE - Reed Beds, Church Street, Shoreham Kent TN14 7SW

The proposal sought planning permission for the Construction of an in-ground swimming pool with associated filter/pump equipment cabinets and landscaping.

The application had been referred to the Committee by Councillor Roy due to the detrimental impact on residential amenity on neighbouring properties, contrary to policy EN2 of the Sevenoaks Allocations and Development Management Plan.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: Sarah Moon

For the Application: James Evans

Parish Representative: Shoreham Parish Cllr Sheward

Local Members: Councillor Roy

Members asked questions of clarification from the speakers and officer.

It was confirmed by the Officer that the proposal before the Committee regarded its impact on the listed building and previous concerns from the arboricultural Officer and Conservation Officer.

Cllr Edwards-Winsor declared that he was the local member for Shoreham and Otford but had not been involved with the proposal and would keep an open-mind.

The Chairman moved from the Chair that the recommendations within the report, be agreed.

Members discussed the application, giving consideration to points raised by the speakers in regards to the noise of the works

The Chairman moved from the Chair that the wording of condition 5 be changed to 'no work to take place on Sundays or bank holidays'.

The motion was put to the vote and agreed.

Debate continued on the substantive motion.

The substantive 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 stated on the application form.

To ensure that the appearance of the development is in harmony with the existing character of the area and Area of Outstanding Natural Beauty as supported by Policies EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 030, 031, 100, 110, 111, VR10, Longitudinal plan, proposed garden planting plan.

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

- 4) No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and agreed in writing with the local planning authority. The development shall be carried out in strict accordance with the detailed

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scheme of investigation and any archaeological works shall be carried out by a suitably qualified investigating body acceptable to the local planning authority.

The site is of high archaeological potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development in accordance with Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 5) No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays.

To protect the residential amenity of neighbouring properties, as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 6) No development shall take place until a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until the measures have been implemented in accordance with the Tree Protection Plan. The protection measures shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) Notwithstanding the landscaping proposed, the addition of native hedging shall be installed along the northern, eastern and western boundaries of the application site prior to first use of the proposed development.

To enhance the biodiversity on the application site, as supported by Policy SP11 of the Sevenoaks Core Strategy.

91. 22/00152/HOUSE - Greenacre, Castle Hill, Hartley Longfield Kent DA3 7BL

The proposal sought planning permission for a proposed part two storey, part single storey rear extension with roof light. Alterations to fenestration.

The application had been referred to the Committee by Councillor Perry Cole on the grounds that the revised/amended plans did not appear to deflect from the original plans sufficiently to mitigate the concerns expressed by the Conservation Officer.

Members' attention was brought to the main agenda papers and late observation sheet which did not amend the recommendation. The Chairman thanked those that attended the site visit that had taken place at the listed neighbouring property.

The Committee was addressed by the following speakers:

Against the Application:	James Gaywood
For the Application:	Barry Mullen
Parish Representative:	-
Local Members:	Cllr Perry Cole

In the interest of transparency, Members recognised that the objector was ex-district Cllr Gaywood with whom some Members had been well acquainted. Members would keep an open-mind and consider the proposals as per the agenda papers and late-observations.

Members asked questions of clarification from the speakers and officer.

The Officer confirmed that the proposed development would be shielded from view by a high hedge from the listed property's private amenity space. The Officer also advised that he found the impact of the proposals on visibility to be sufficiently negligible as to not affect the setting of the listed building.

The Chairman moved from the Chair that the recommendations within the report, be agreed.

Members discussed the application. Some concern was raised as to the bulk, scale and form of the proposed development and its effect on the listed property adjacent. Members discussed the effect the proposal could have on the street scene and the setting of the listed building, as well as the scale of the development within the domestic curtilage.

It was moved and duly seconded that the applicant's Permitted Development rights be removed. The amendment was put to the vote and agreed.

Discussion continued on the substantive motion.

The substantive motion was put to the vote and it was

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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 external surfaces of the development hereby permitted shall match those indicated upon the approved plans and the submitted application form.

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.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 7408-P-01 REV B, 7408-P-03 REV B, 7408-P-02 REV B.

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

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting those orders), no development falling within Classes A, AA, B or E of Part 1 of Schedule 2 to the said Order shall be carried out or made to the dwelling without the grant of planning permission by the local planning authority.

In order to protect the openness of the Metropolitan Green Belt and setting of the adjacent Listed Building in accordance with policies GB1 & EN4 of the Sevenoaks Allocations and Development Management Plan

(Having made a declaration of predetermination, Cllr Perry Cole did not take part in the debate or on voting thereon.)

92. 22/00072/HOUSE - 43 The Drive, Sevenoaks, Kent TN13 3AD

The proposal sought planning permission for a single storey rear extension, 1st floor extension above garage, loft conversion, internal alterations & conversion of outbuilding to annexe. The application had been referred to the Committee by Councillor Fleming for the following reasons:

- 1) Loss of screening vegetation and trees

2) Overlooking and Loss of privacy

3) Effect on the Conservation Area

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

It was moved by the Chairman that, in accordance with rule 16.1 Part 2 of the Constitution, Members extend the meeting beyond 10.30 p.m. to enable the Committee to complete all the business on the agenda. The motion was put to the vote and it was agreed.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Mark Carloni
Parish Representative:	-
Local Members:	Cllr Fleming

Members asked questions of clarification from the speakers and officer.

The Chairman moved from the Chair that the recommendations within the report, be agreed.

Members discussed the application and some Members raised concern as to the use of the annexe.

It was moved and duly seconded that condition six be amended to prevent the annexe from being 'rented out nor used as a separate dwelling'.

The amendment was put to the vote and it was agreed.

Discussion continued on the substantive motion.

The substantive 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 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) Prior to development above the damp proof course layer of the development hereby approved, full details of both hard and soft landscape proposals to the front and rear of the site, including a schedule of landscape maintenance for a minimum period of 5 years, shall be submitted to and approved in writing by the local planning authority. The landscape scheme shall include vegetation to the south boundary of the site and details of any trees to be planted to the front and rear of the site. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of The Vine Conservation Area and to safeguard the privacy of neighbours to the south of the development, in accordance with Policies EN1, EN2 and EN4 of the Sevenoaks Allocations and Development Management Plan, as well as The Vine Conservation Area Appraisal and Management Plan

- 3) All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of The Vine Conservation Area and to safeguard the privacy of neighbours to the south of the development, in accordance with Policies EN1, EN2 and EN4 of the Sevenoaks Allocations and Development Management Plan, as well as The Vine Conservation Area Appraisal and Management Plan.

- 4) All new windows proposed at first floor level and above to the east and west-facing elevations of the dwelling (including the west-facing dormer windows) shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the

room in which the window is installed and shall thereafter be permanently retained as such.

To safeguard the privacy of neighbours of the development, in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 5) The south-facing window proposed to the annexe hereby approved shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

To safeguard the privacy of occupants and neighbours of the development, in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 6) The annex hereby approved shall remain of a function which is ancillary to the dwelling and shall not be subdivided, rented out nor used as a separate dwelling.

To preserve the residential amenities of neighbours and existing parking provision for the site, in accordance with Policies EN1, EN2 and T2 of the Sevenoaks ADMP.

- 7) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing dwelling and annexe, in accordance with drawings 200 C, 201 and 111.

To conserve the visual amenity and character of built form across The Vine Conservation Area, in accordance with Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 8) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 2021-727 (P) 001, 2021 - 727 (P) 005 Rev B, 200 Rev C, 201.

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

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THE MEETING WAS CONCLUDED AT 10:30PM

CHAIRMAN