



DEVELOPMENT CONTROL COMMITTEE

28 July 2011 at 7.00 pm

CONFERENCE ROOM - COUNCIL OFFICE

AGENDA

Membership:

Chairman: Cllr. Mrs A Dawson

Cllrs: Cllr. Mrs B Ayres, Cllr. R Brookbank, Cllr. C Brown, Cllr. C Clark,
Cllr. P Cooke, Cllr. R J Davison, Cllr. M Dickins, Cllr J Gaywood,
Cllr Ms M Lowe, Cllr. P McGarvey, Cllr. Mrs F Parkin, Cllr. R Piper,
Cllr. G Ryan, Cllr. J Scholey, Cllr. J Thornton, Cllr. J Underwood and
Cllr. R Walshe

Apologies for absence

Apologies for absence

1. **Minutes of the meeting of the Committee held on 30 June 2011** (Pages 1 - 12)
2. **To receive any declarations of interest or predetermination in respect of items of business included on the agenda for this meeting.**
3. **To receive any declarations of lobbying in respect of items of business included on the agenda for this meeting.**
4. **Ruling by the Chairman regarding Urgent Matters**
5. **Planning Applications – Head of Development Services' Report**
 - 5.1. **SE/11/01148/FUL: 16 Banckside, HARTLEY, Longfield DA3 7RD** (Pages 13 - 20)

Erection of single-storey flank/rear extension. New Porch and roof over Garage.
 - 5.2. **SE/11/00282/FUL: The Oast House, UNDERRIVER, Sevenoaks TN15 0SB** (Pages 21 - 30)

Retention of a concrete pad measuring 7.2m x 5.4m and a timber field shelter. The shelter is for use by up to 3 horses. It is mobile – RETROSPECTIVE

**5.3. SE/11/00813/FUL: 85 Solefields Road, SEVENOAKS
TN13 1PH**

(Pages 31 - 38)

Alterations to the existing boundary wall, between the front garden and public footpath.

**5.4. SE/11/01506/TELNOT: Proposed
Telecommunications Mast North West of Junction
with London Road, Shurlock Avenue, SWANLEY**

(Pages 39 - 46)

12.5m telecommunications column with 1 no. equipment cabinet, 1 no. meter pillar and development ancillary thereto.

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.
If you wish to speak in support or against a planning application on this agenda,
please call the Council's Contact Centre on 01732 227000

For any other queries concerning this agenda or the meeting please contact:
The Democratic Services Team (01732 227241)

Any Member who wishes to request the Chairman to agree a pre-meeting site inspection is asked to email democratic.services@sevenoaks.gov.uk or speak to a member of the Democratic Services Team on 01732 227199 by 5pm on Monday, 6 June 2011.

The Council's Constitution provides that a site inspection may be determined to be necessary if:

- i. Particular site factors are significant in terms of weight attached to them relative to other factors and it would be difficult to assess those factors without a Site Inspection.
- ii. The characteristics of the site need to be viewed on the ground in order to assess the broader impact of the proposal.
- iii. Objectors to and/or supporters of a proposal raise matters in respect of site characteristics, the importance of which can only reasonably be established by means of a Site Inspection.
- iv. The scale of the proposal is such that a Site Inspection is essential to enable Members to be fully familiar with all site-related matters of fact.
- v. There are very significant policy or precedent issues and where site-specific factors need to be carefully assessed.

When requesting a site inspection, the person making such a request must state under which of the above five criteria the inspection is requested and must also provide supporting justification.

DEVELOPMENT CONTROL COMMITTEE

**Minutes of the meeting of the Development Control Committee
held on 30 June 2011 commencing at 7.00 pm**

Present: Cllr. Mrs A Dawson (Chairman)

Cllr. G Williamson, Cllr. Mrs B Ayres, Cllr. R Brookbank, Cllr. C Brown, Cllr. C Clark, Cllr. R J Davison, Cllr. M Dickins, Cllr J Gaywood, Cllr Ms M Lowe, Cllr. P McGarvey, Cllr. Mrs F Parkin, Cllr. R Piper, Cllr. G Ryan, Cllr. J Thornton, Cllr. J Underwood and Cllr. R Walshe

Apologies for absence were received from. Cllr. P Cooke and Cllr. J Scholey

Cllr M Butler, Cllr. M Horwood and Cllr. Miss L Stack were also present.

23. **MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 9 JUNE 2011**

Cllr. Piper noted that he declared an interest in items 5.01 SE/11/00470/FUL and 5.02 SE/11/00471/FUL Green Coppers, Wildernesse Avenue, Sevenoaks, 5.03 SE/11/00370/FUL and 5.04 SE/11/00371/CAC Fairlawn, Wildernesse Avenue, Sevenoaks, 5.10 SE/10/03498/FUL 81 High Street and The Shambles, Sevenoaks and 5.11 SE/11/00102/FUL Land adj to 1 & 2 Shacklands Cottages, Shacklands Road, Shoreham, Sevenoaks, rather than Item 5.08.

Resolved: That the minutes of the meeting of the Development Control Committee held on 9 June 2011, as amended, be approved and signed by the Chairman as a correct record.

24. **DECLARATIONS OF INTEREST OR PREDETERMINATION**

Cllrs. Mrs. Dawson and Piper declared personal interests in item 5.01 SE/11/00776/FUL Sealcot, Seal Hollow Road, Sevenoaks as dual hatted members of both the District Council and Sevenoaks Town Council, which had already expressed views on the matter.

Cllr. McGarvey declared a personal interest in item 5.04 E/11/01105/PART11 Eynsford Railway Station, Station Road, Eynsford as acting Deputy Clerk of Eynsford up to 4 years ago.

25. **DECLARATIONS OF LOBBYING**

Cllr. Walshe declared that he had been lobbied in respect of item 5.01 SE/11/00776/FUL Sealcot, Seal Hollow Road, Sevenoaks.

Cllrs. Davison and Ryan declared that they had been lobbied in respect of item 5.02 SE/11/00966/FUL Stag Cottage, Ryewell Hill, Chiddingstone Hoath Chiddingstone.

26. **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

The Chairman ruled that additional information received since the despatch of the agenda be considered at the meeting as a matter of urgency by reason of the special circumstances that decisions were required to be made without undue delay and on the basis of the most up-to-date information available.

27. **SE/11/00776/FUL SEALCOT, SEAL HOLLOW ROAD, SEVENOAKS TN13 3SH**

The report advised that the proposal was for approval of the demolition of the existing bungalow and the erection of a two storey detached dwelling.

It was noted that the report had been referred to Committee because the Officer's recommendation was at variance to the view of the Town Council and at the request of Cllr. Walshe who had concerns that the proposal could potentially have a detrimental impact upon neighbouring amenity.

Officers stated that the scale, location and design of the development would respect the context of the site and preserve the visual amenities of the locality. Any potentially significant impact on the amenities of nearby dwellings could be satisfactorily mitigated by way of the conditions imposed. Consequently the proposal was in accordance with the development plan.

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: Rosmary Dally

For the Application: Jackie Andrews

Parish Representative: Cllr. Mrs. Walshe

Local Member: -

During consideration of this item Members noted the neighbour's concerns at loss of light and that, being on a higher level, Sealcot could overlook Thornwood. Officers clarified that light was still available under the 45 degrees test. Officers also believed the conditions for obscure and non-opening windows would reduce overlooking.

A Member pointed out that although the closest point of the proposed dwelling would be further away from Thornwood, the change in orientation meant the average distance away was approximately the same as before.

It was MOVED by the Chairman that the recommendation in the report be adopted subject to the inclusion of the additional condition set out in the Late Observations sheet. The motion was put to the vote and there voted –

12 votes in favour of the motion

3 votes against the motion

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

- 3) 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.

To preserve the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

- 4) Soft landscape works shall be carried out before first occupation of the dwelling. The landscape works shall be carried out in accordance with the approved details.

To preserve the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

- 5) If within a period of five 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 preserve the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

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- 6) No development shall be carried out on the land until a plan indicating the positions, design and materials of all means of enclosure to be retained and erected has been submitted to and approved in writing by the Council.

To preserve the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

- 7) The garage and hard standing to the front of the house shown on the approved drawing number 10120-PL02 Rev B and 03 Rev B shall be provided and kept available for such use at all times and no permanent development shall be carried out on the land so shown or in such a position as to preclude vehicular access to the garage and hard standing to the front of the house.

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

- 8) The first floor windows in the south flank elevation of the dwelling shall be obscure glazed and non openable, apart from any top hung lights, at all times.

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

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

To safeguard the amenities of the occupiers of properties adjacent to the site as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 10) No building, enclosure or swimming pool, other than those shown on the approved plans, shall be erected within the curtilage of the dwelling hereby approved, despite the provisions of any Development Order.

To safeguard the amenities of the occupiers of properties adjacent to the site as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 11) No development shall take place until details of the existing levels of the land, any proposed slab levels and any changes in levels have been submitted for approval. The development shall be carried out in accordance with the approved details.

To safeguard the amenities of the occupiers of properties adjacent to the site as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 12) 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 environmental sustainability and reducing the risk of climate change as supported in Planning Policy Statement 1, policies CC2 & CC4 of the South East Regional Plan & Policy NR1 of the Kent & Medway Structure Plan.

- 13) The development hereby permitted shall be carried out in accordance with the following approved plans: ORD SURV, 10120-PL01, 02 Rev B, 03 Rev B and 04 Rev B.

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

- 14) The turning area to the front of the house shown on the approved drawing number 10120-PL02 Rev B shall be provided and kept available for such use at all times and no permanent development shall be carried out on the land so shown or in such a position as to preclude vehicular access to the turning area.

To ensure a permanent retention of a turning area for the property as supported by policy EN1 of the Sevenoaks District Local Plan.

Informatives

- 1) The applicant should be aware that it may be necessary for the entrance of the new dwelling to have a ramp installed up to it to comply with Building Regulations. If this is the case the applicant is encouraged to contact the planning department at the Council to check whether planning permission is required for the ramp.

28. **SE/11/00966/FUL STAG COTTAGE, RYEWELL HILL, CHIDDINGSTONE
HOATH CHIDDINGSTONE TN8 7BN**

The report advised that the application was to demolish the bungalow and detached garage and replace it with a two storey five bedroom property, similarly sited to front the road but set back slightly from the existing bungalow.

It was noted that the report had been referred to Committee by Cllr. Cooke, who considers the design and bulk of the proposed replacement dwelling to be contrary to Local Plan policies.

Officers stated that the proposed scheme complied in principle with PPG2 and Policy H13 of the Sevenoaks District Plan. It was not considered to detract from the openness of the Green Belt, or from the visual amenities of the street scene or Area of Outstanding Natural Beauty. The proposal therefore also complied with Policy EN1 of the Local Plan and SP1 of the Core Strategy.

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: Tracey Tulk

For the Application: Rob Ranson

Parish Representative: -

Local Member: -

Officers submitted to Members the objections of the Parish Council. They had stated that the scheme was not well designed with minimal visual intrusion or compatible with the scale and density of the area. They were also concerned by the loss of amenity to neighbouring properties and the possible light pollution from its prominent place on the edge of the hamlet.

A Member spoke to the Committee of behalf of the Local Member who sat on the Committee but was not present. The Local Member was concerned that the building was unsympathetic with the area and thought the screening would be inadequate in Winter.

During consideration of this item Officers clarified that the placing of buildings in 1936/37 and the 1960s indicated on balance that they existed in 1948. Several Members were concerned they could not be certain of whether outbuildings were in residential use in 1948.

It was MOVED by the Chairman that the recommendation in the report be adopted. The motion was put to the vote and there voted –

9 votes in favour of the motion

7 votes against the motion

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

- 3) The first floor window(s) in the south west facing side elevation(s) shall be obscure glazed at all times.

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

- 4) Prior to the commencement of the development hereby approved, details showing the use of anti-glare glazing to the south eastern side elevation to control any light pollution resulting from the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and thereafter maintained as such.

In the interests of residential amenity and the visual amenity of the area in accordance with Policy EN1 of the Sevenoaks Local Plan.

- 5) No development shall be carried out on the land until samples of the materials to be used in the construction of the hardstanding (drive way) hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To safeguard the appearance of the area.

- 6) No development shall be carried out on the details of the proposed new access gates and fencing hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved details.

To safeguard the appearance of the area.

- 7) No window(s) or other opening(s) shall be inserted at any time in the south west elevation(s) of the dwelling 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.

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

To prevent inappropriate development in the Green Belt and unacceptable impact upon the Area of Outstanding Natural Beauty as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 9) No building or enclosure other than those shown on the approved plans, shall be erected within the curtilage of the dwelling hereby approved, despite the provisions of any Development Order.

To prevent inappropriate development in the Green Belt and unacceptable impact upon the Area of Outstanding Natural Beauty as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 10) 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 environmental sustainability and reducing the risk of climate change as supported in Planning Policy Statement 1 and Policy SP2 of the Core Strategy.

- 11) The development hereby permitted shall be carried out in accordance with the levels shown on drawing 4151-PD-002 Rev A.

In the interests of visual amenity and residential amenity, as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 12) The development hereby permitted shall be carried out in accordance with the following approved plans: 4151-PD-001 A, 4151-PD-002 A, 4151-PD-003 A, 4151-PD-004 A, Site Survey r854.

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

At 8.52 p.m. the Chairman adjourned the Committee for the convenience of Members and Officers. The meeting resumed at 9.00pm.

(a) SE/11/01277/FUL Longmynd, Greenlands Road, Kemsing TN15 6PG

The report advised that the proposal was for the retrospective replacement of a garage and utility room incorporating a new WC. This was a resubmission of SE/10/03230/FUL.

It was noted that the report had been referred to Committee by Cllr. Miss. Stack who feels that the development is appropriate in the Green Belt as there are very special circumstances which outweigh the policy objection.

Officers stated that the development was inappropriate and harmful to the maintenance of the character of the Green belt and to its openness. No very special circumstances had been put forward that outweighed this harm. This conflicted with policies SP5 of the South East Regional Plan, LO8 of the Sevenoaks Core Strategy and H14B of the Sevenoaks District Plan.

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: Lee Woodward

Parish Representative: Cllr. Croughton
Local Member: Cllrs. Butler and Miss. Stack

In response to questions Officers clarified that according to existing policies development should either be appropriate development or Permitted Development, unless exceptional circumstances were shown.

Some Members believed the application could constitute urban sprawl and no exceptional circumstances had been shown. Other Members noted that the applicants had apparently made a mistake and that it appeared that the increase in height was minor.

It was MOVED by the Chairman that the recommendation in the report be adopted. The motion was put to the vote and there voted –

3 votes in favour of the motion
9 votes against the motion

The Chairman declared the motion to be LOST.

It was then MOVED by Cllr. Brookbank and duly seconded:

“That planning permission be GRANTED for the following reason:
the as built development represents a very modest increase in height in comparison with the pre-existing structure and as such any additional harm to the openness of the green belt is considered to be inconsequential.”

The motion was put to the vote and there voted –

9 votes in favour of the motion
3 votes against the motion

Resolved: That planning permission be GRANTED for the following reason:

the as built development represents a very modest increase in height in comparison with the pre-existing structure and as such any additional harm to the openness of the green belt is considered to be inconsequential.

(b) SE/11/01105/PART11 Eynsford Railway Station, Station Road, Eynsford DA4 0HP

The report advised that the application sought to replace the existing railway footbridge.

It was noted that the report had been referred to Committee by Cllr. Horwood as he felt the size and scale of the bridge was incompatible with the surrounding area.

Officers stated that the proposal was acceptable in terms of siting and appearance and therefore recommended that prior approval be given for the development..

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: Helen Milner
Parish Representative: Cllr. Dr. Harris
Local Member: Cllr. Horwood

Several Members were concerned that the standard design for the footbridge did not fit into the setting of Eynsford. They noted the Parish Council and Local Member's views that it was not a very open design but was large and would be widely visible because it was exposed. They believed it would not be in keeping with the surrounding area.

At 10.27 p.m. it was MOVED by Cllr. McGarvey and duly seconded that, in accordance with rule 16.1 of Part 2 of the Constitution, Members extend the meeting beyond 10.30 p.m. to enable the Committee to complete the business on the agenda.

The motion was put to the vote and there voted –

9 votes in favour of the motion

1 vote against the motion

Resolved: That the meeting be extended past 10.30 p.m. to enable the Committee to complete the business on the agenda.

It was MOVED by the Chairman that the recommendation in the report be adopted. The motion was put to the vote and there voted –

1 vote in favour of the motion

11 votes against the motion

The Chairman declared the motion to be LOST.

It was then MOVED by Cllr. McGarvey and duly seconded:

“That an objection be raised as the siting, appearance and design would be unsympathetic to the area.”

The motion was put to the vote and there voted –

8 votes in favour of the motion

1 votes against the motion

Resolved: That an objection be raised as the siting, appearance and design would be unsympathetic to the area.

THE MEETING WAS CONCLUDED AT 10.33 AM

CHAIRMAN

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5.01 – SE/11/01148/FUL Date expired 6 July 2011

PROPOSAL: Erection of single storey flank/rear extension. New Porch and roof over Garage.

LOCATION: 16 Banckside, Hartley, Longfield DA3 7RD

WARD(S): Hartley & Hodsoll Street

ITEM FOR DECISION

This application has been referred to Development Control Committee at the request of Councillor Gaywood, in view of the visual impact of the addition and the impact that it would have on adjacent residents.

RECOMMENDATION: 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 enhances the character and appearance of the EN1 as supported by Policy EN1 of the Sevenoaks District Local Plan.

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

To safeguard the amenities of the occupiers of properties as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) The development hereby permitted shall be carried out in accordance with the following approved plans 1, 2

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

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

The South East Plan 2009 - Policies CC6

Sevenoaks District Local Plan - Policies EN1, H6B, VP1

Sevenoaks District Core Strategy 2011 - Policies SP1

The following is a summary of the main reasons for the decision:

The development would respect the context of the site and would not have an unacceptable impact on the street scene.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.

Description of Proposal

1 This application seeks permission for the following:-

Erection of single storey flank/rear extension.

New Porch

Roof over Garage.

Description of Site

2 The application site relates to a detached 1960's style dwelling located on the east side of Bancksides in the centre of Hartley. The elevations of the property are part rendered and part tile hung. The property has a large flat roof dormer on the side of the roof.

Constraints

3 The application site is located in an Area of special control of adverts

Policies

South East Plan 2009

4 Policies– CC6

Sevenoaks District Local Plan

5 Policies - Policy EN1, H6B, VP1

Sevenoaks District Core Strategy 2011

6 Policies – SP1

Other –

7 Policies - PPS1

Planning History

8 11/00476/FUL Erection of single storey rear/flank extension together with new roof to main house and garage. New porch to front elevation. REFUSE 03/05/2011.

- 9 This application was refused on the following grounds:-

The proposed roof extension would by virtue of its massing, height, scale, bulk, design and siting be an overbearing and intrusive form of development that would be detrimental to the character and visual amenity of the existing property and the streetscene. The proposal would thereby fail to comply with policy EN1, H6B the advice and guidance in the Residential Extensions SPD of the Sevenoaks District Local Plan.

Consultations

Hartley Parish Council

- 10 Hartley Parish Council has no objection to the above application.

Representations:

- 11 Three letters of objection and a petition (22 signatures) have been received in connection with this application. The main issues include the following:-

Extension would be out of keeping with the streetscene

Light and overshadowing/loss of privacy into 18 Banckside

Overdevelopment of the plot

Impact on the design and appearance of the streetscene and the application property

- 12 One letter of support has been received.

Head Of Development Services Appraisal

Principal Issues

- 13 This application seeks permission for the following:

Erection of single storey rear/flank extension

New roof to main house and garage.

New porch to front elevation

Impact of the development on the character and appearance of the area

- 14 Policy H6B and the Residential extensions SPD requires that extensions should relate well in design terms to the original dwelling in respect of bulk, height, materials, windows and detailing. Policies SP1 and EN1 similarly seek to ensure all new developments respect the character of the surrounding area.

- 15 The SPD states that the acceptable depth and height of a rear extension will be determined by the ground levels, distance from the boundaries and also the size of the neighbouring garden/amenity space.

SE/11/01148/FUL Item No. 5.01

- 16 The first element of this application is to erect a new rear extension, adjoining the side garage of the property. The projection length of the extension is 5.5 metres. It is proposed that the extension would terminate in line with the rear facade of the dwelling. A pitched roof is proposed and three roof lights are proposed in total. In terms of the bulk and scale of the addition, the extension is considered to be acceptable and is not considered to dominate or overwhelm the original character of the dwelling to merit an objection. The side elevation of the dwelling is visible within the streetscene, however in view of the design of this element I am raising no objection to the proposal.
- 17 In addition to the rear extension a new porch is also proposed at the front of the dwelling. The scale, bulk and design of this element is considered to be acceptable and no objection is being raised on design grounds.
- 18 It is also proposed to form a pitched roof over the existing flat roof garage element. Again although this elevation is highly visible within the streetscene, given the design of the pitched roof, no objection is being raised to this element on design grounds.
- 19 It is also significant that no objection was raised in the previous application with regard to either of the elements now put forward within this application.
- 20 To ensure that the extension is visually acceptable it is considered prudent to impose a materials condition which would ensure that the materials would match the existing dwelling.
- 21 The proposal is therefore considered to comply with the above aforementioned policies.

Impact on neighbouring amenity

- 22 Policy EN1 from the Sevenoaks District Local Plan states that the proposed development including any changes of use should not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements.
- 23 The neighbouring property of 18 Banckside is located to the north of the application property. Within the side elevation of this property there is a high level window which serves a living room. This is a secondary window as this room is also served by a set of patio doors and a further window within the rear elevation. Although the proposed rear extension and roof over the garage would affect some of the light able to penetrate this window, as this is a secondary high level window, it is considered that an objection on residential amenity grounds would not be sustained at appeal. The extension would also be visible from the side passage around this dwelling and from the rear garden of this property. Again it is not considered that an objection on amenity grounds would be appropriate in this case. As the single storey extension behind the existing garage addition would not project beyond the rear facade, the extension is considered to have no adverse impact.

SE/11/01148/FUL Item No. 5.01

- 24 It is therefore considered for the reasons outlined above that the proposal would not conflict with policy EN1.

Highway Issues

- 25 The proposal is not considered to raise any highway issues to warrant an objection.

Other matters

- 26 The issues raised in the letter of objection have been largely addressed within the report. The issue of overdevelopment has not been covered. The size of the plot is however considered to be sufficient to accommodate the development proposed.

Conclusion

- 27 In conclusion the proposal is considered to have no adverse impact on the visual amenity of the streetscene or the amenities of adjacent properties.

Background Papers

Site and Block Plan

Contact Officer(s): Vicky Swift Extension: 7448

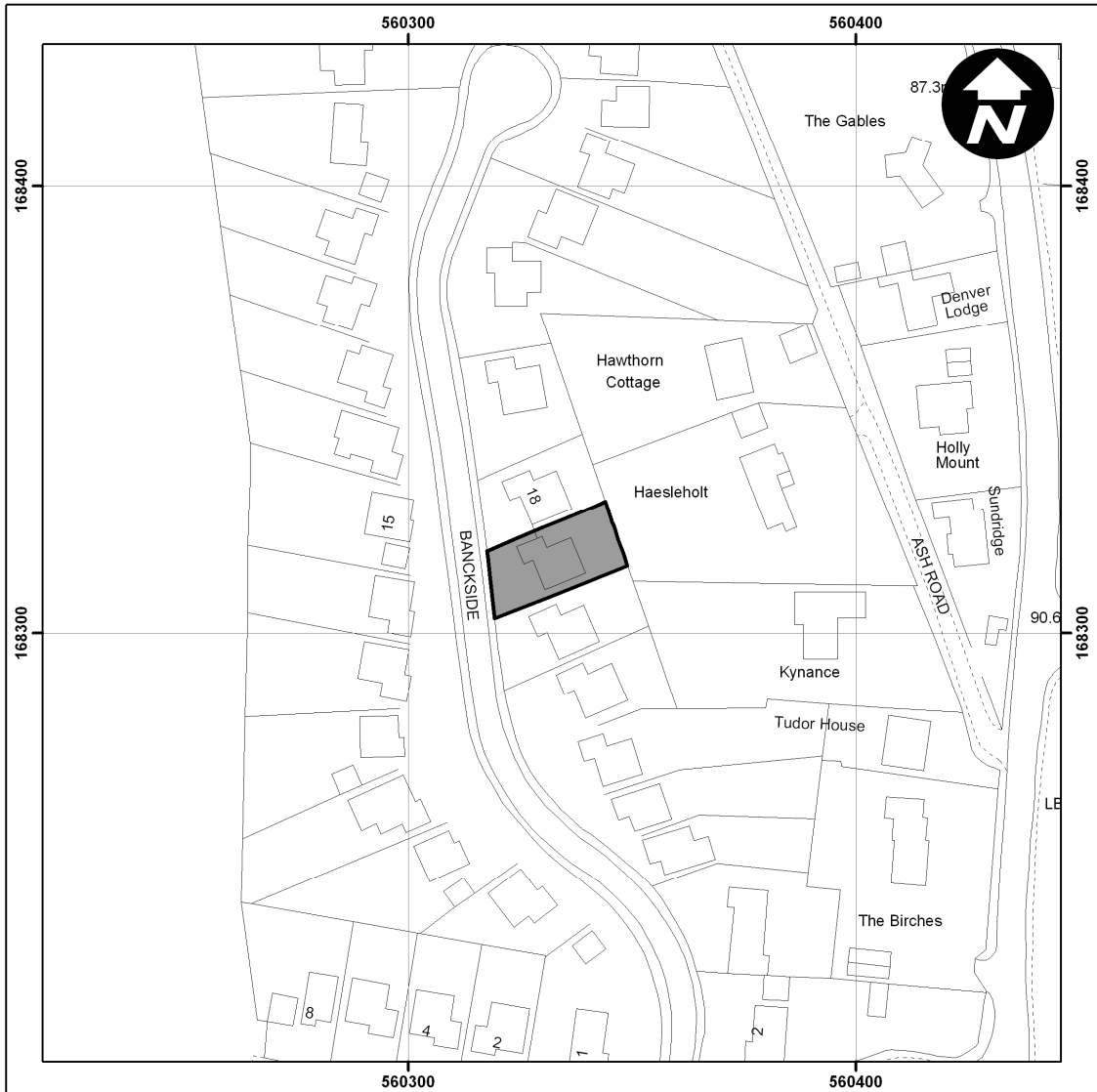
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LL0RGGBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LL0RGGBK8V000>



Site Plan

Scale 1:1,250

Date 12/07/11



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Block Plan



5.02 – SE/11/00282/FUL Date expired 31 May 2011

PROPOSAL: Retention of a concrete pad measuring 7.2m x 5.4m and a timber field shelter. The shelter is for use by up to 3 horses. It is mobile - RETROSPECTIVE

LOCATION: The Oast House, Underriver, Sevenoaks TN15 0SB

WARD(S): Seal & Weald

ITEM FOR DECISION

The application has been referred to the Development Control Committee By Councillor Thornton who supports the objection of the Parish Council on the grounds that the field shelter is a stable, that it is very visible from public footpath SR158 and located within a prominent position and the requirement for the concrete base for the field shelter which is a moveable structure.

RECOMMENDATION: That planning permission be GRANTED.

Description of Proposal

- 1 Retention of a concrete pad measuring 7.2m x 5.4m and a timber field shelter. The shelter is for use by up to 3 horses. It is mobile – RETROSPECTIVE.

Description of Site

- 2 The site consists of the Oast House which is located within the rural confines of Underriver. The lane is characterised by residential properties which are set within plots of varying size and shape.
- 3 The site is located wholly within the Kent Downs Area of Outstanding Natural Beauty and the Metropolitan Green Belt.

Constraints

- 4 Metropolitan Green Belt
- 5 AONB – Kent Downs
- 6 A Public Right of Way runs along the northern boundary of the site and through part of the site to the south of the dwelling.

Policies

South East Plan

- 7 Policies – SP1, SP5, CC1, CC6, C3, BE4

Sevenoaks District Local Plan

- 8 Policies – EN1, SR9

Sevenoaks Core Strategy

- 9 Policies – SP1, L08

Other

- 10 Policies– PPG2, PPS4, PPS7

- 11 Underriver Village Design Statement

Planning History

- 12 06/01614/FUL - Retention of existing sand school (granted 24.07.06)
- 13 94/01698/HIST - Construction of sand school for horse exercising surrounded by timber post and rail fencing (granted 07.12.94)
- 14 94/00822/HIST - Construction of sand school for horse exercising surrounded by timber post and rail fencing (granted 12.07.94)

Consultations

Seal Parish Council

- 15 Objection & reasons:

The installation of a concrete pad is fundamental in the building becoming a permanent structure.

The Parish Council considers this to be a stable block and not a field shelter as stated. A field shelter is an open structure on at least one side.

The stable block is prominent in the open countryside, part of the MGB and AONB. It can be clearly seen from footpath SR158. There is no screening.

The Underriver Village Design Statement says:

"Where practicable domestic stabling and field shelters should be sited in natural hollows, behind existing or new natural screening or close to existing buildings."

Appendix 3 of the Local Plan stipulates no more than 2 stables per site and this building provides 3 bays.

The application site already has existing stabling in the barn'.

Representations

- 16 None received.

Head Of Development Services Appraisal

Principal Issues

- 17 As detailed within the site description, the site is located within the Metropolitan Green Belt. As such, Planning Policy Guidance 2: Green Belts (PPG2) relates to this application. PPG2 states that the 'fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open' and that 'the most important attribute of Green Belts is their openness'. In order to safeguard the openness of designated Green Belts, there is the presumption against inappropriate development. Consequently, inappropriate development, is by definition, considered harmful to the Green Belt.
- 18 Under PPG2, new buildings within the Green Belt are considered to be inappropriate unless they are, amongst other things, for either agriculture or forestry; essential facilities for sport or outdoor recreation, for cemeteries or for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it.
- 19 The concrete pad measures 7.2m x 3.6m to the base and canopy of the field shelter and is 450mm thick. To the front of the field shelter and canopy the concrete pad extends for a further 1.8 metres forward bringing the total length of the concrete pad to 5.4 metres. This results in the surface of the pad being level with the surrounding field surface at its northern side, and is approximately 75mm above the surrounding field surface on its southern side where the ground falls gently way to the south. The Agent states that the reason for the concrete pad is to reduce the damage to the land from the horse and cattle on the site during feeding times.
- 20 The field shelter is existing on site and measures 7.2m x 3.2m in size with a ridge height of 3.1m. The field shelter is a moveable structure which is designed to be moved around the fields, which in itself would not require planning permission. However, as detailed within the submitted Design and Access Statement, whilst the field shelter was originally designed to be moved around the fields, due to the horses congregating in and around the field shelter and the damage to the ground by moving the field shelter around the fields, the concrete pad was constructed as a permanent base for the field shelter. The field shelter will not be a moveable structure and thereby requires planning permission.
- 21 The design of the field shelter and its location upon the concrete pad would imply that there is the potential for such to easily be utilised as stables; therefore the application has been assessed accordingly. The field shelter details the use of two bays upon submitted plan KL_0550_001 with a total "gross floor area" of 19.44 metres squared covered by the currently immobile field shelter. Part 1 of Appendix 3 of the Sevenoaks District Plan details that individual stables (i.e., 1 bay) should not exceed 13.4 square metres. The field shelter, should this be utilised as a stable, (being less than the 2 bay limit of 26.8m² in the policy) complies with this and the further guidance that there should be no more than 2 stables per site as recommended by the British Horse Society.

- 22 Part 1 of Appendix 3 further details that stables should not exceed in height 2.7-3.4 metres as recommended by the British Horse Society which is dependant on the height of the horses. At an overall height of 3.1 metres, the field shelter complies with this part of Appendix 3.
- 23 Part 2 of Appendix 3 states that associated structures such as tack rooms, food stores and manure bays should be appropriate to the size of the stable. None are proposed as part of the application.
- 24 In accordance with Part VI of Appendix 4, the field shelter building is of a standard design and construction as, as far as practicable, has been sited so as to blend in with the surroundings. The total site area of 4.65 hectares within the control of the applicant provides for sufficient land for the exercise of the horses.
- 25 It is therefore considered that the retention of the field shelter complies with policy SR9 of the Sevenoaks District Local Plan and Appendix 3 to which policy SR9 refers.
- 26 The concrete pad will extend for a further 1.8 metres forward of the front of the canopy to the field shelter and will match the width of the existing field shelter. This will ensure that the area immediately in front of the field shelter will not be churned up by the horses and accordingly would not be inappropriate in respect to the use of the field shelter. Therefore, in terms of the concrete pad, given the small size, scale, and location with regards to the existing ménage at the application site, it is considered that it is consistent with the purposes of including land in the Green Belt, as required by Planning Policy Guidance 2: Green Belts (PPG2). Therefore it is accepted that this constitutes appropriate development in the Green Belt.

Impact upon the Kent Downs Area of Outstanding Natural Beauty

- 27 Policy LO8 of the Sevenoaks District Core Strategy states that the countryside and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced.
- 28 It is noted that the field shelter and concrete pad are small in size and scale and are set within rural surroundings where such features are commonly associated with farm buildings. Furthermore, the concrete pad itself is set into the ground and views of such are limited from the outside of the application site, particularly given the mature trees surrounding the site. The field shelter itself is akin with other forms of field shelter and stabling exhibited within the surrounding area in terms of its scale and design. For these reasons, it is not considered that it will have a detrimental impact on the distinctive character of the Kent Downs Area of Outstanding Natural Beauty.

Public Rights of Way

- 29 It is noted that there are public footpaths in the vicinity of the application site, however it is considered unlikely that the concrete pad will be noticeable from these.

Underriver Village Design Statement

- 30 Policy R8 of the Underriver Village Design Statement states that *'wherever possible, non-residential agricultural buildings, domestic stabling and field shelters should be located away from neighbouring properties. This would be especially important if they were likely to be used for activities that could cause a nuisance (for example by noise or smell) or lead to clutter in the countryside. Where practicable, they should be sited in natural hollows, behind existing or new natural screening or close to existing buildings. Road access to new agricultural buildings should have good sightlines'*.
- 31 It is noted that this is one of the concerns with the proposal raised by the Parish Council. This policy relates predominately to the field shelters rather than to associated features e.g. the concrete pad. The submitted Design and Access Statement outlines the rationale for chosen site of the concrete pad and thereby the field shelter to which the pad now supports. The location for the pad was originally selected as being a convenient location to serve the applicant's three fields, that it is located beside the existing sand school, benefits from access by an existing path and gate, and that the land slopes away from the site meaning that the ground would be relatively drier than that of other land within the control of the applicant. The location of the concrete pad and field shelter has therefore been selected as appropriate in terms of the day to day activities which are undertaken by the applicant with regards to the existing ménage, path and gate at the application site.
- 32 In terms of the location of the concrete pad and field shelter, such are located approximately 50m away from the neighbouring property of High House (to the north of the application site) and are not considered to cause nuisance to the residents at this property. The design of the field shelter is small in scale and bulk and not considered to result in clutter within the countryside.

Impact upon residential amenity

- 33 Policy EN1 of the Local Plan and policy SP1 of the Sevenoaks District Core Strategy require all new development to ensure that it will not have a detrimental impact on the amenity of neighbouring properties.
- 34 The concrete pad and field shelter are located in a position where they are surrounded by existing fields. They are located approximately 50m from the nearest residential dwelling. As such the proposal is not considered to have a detrimental impact upon the residential amenities currently enjoyed by residents at nearby properties.

Conclusion

- 35 It is concluded that the concrete pad and field shelter constitute appropriate development in the Green Belt, will not have a detrimental impact on the Kent Downs Area of Outstanding Natural Beauty or on the amenity of neighbouring properties. The proposal is therefore in accordance with policies EN1 and SR9 of the Sevenoaks District Local Plan, policies SP1 and LO8 of the Sevenoaks District Core Strategy, policies SP1, SP5, CC1, CC6, C3 and BE4 of the South East Plan, PPG2, PPS4 and PPS7.

Background Papers

Site and Block Plans

Contact Officer(s): Helen Tribe Extension: 7136

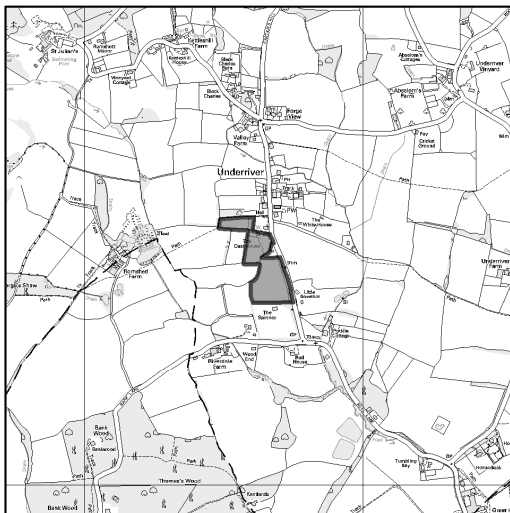
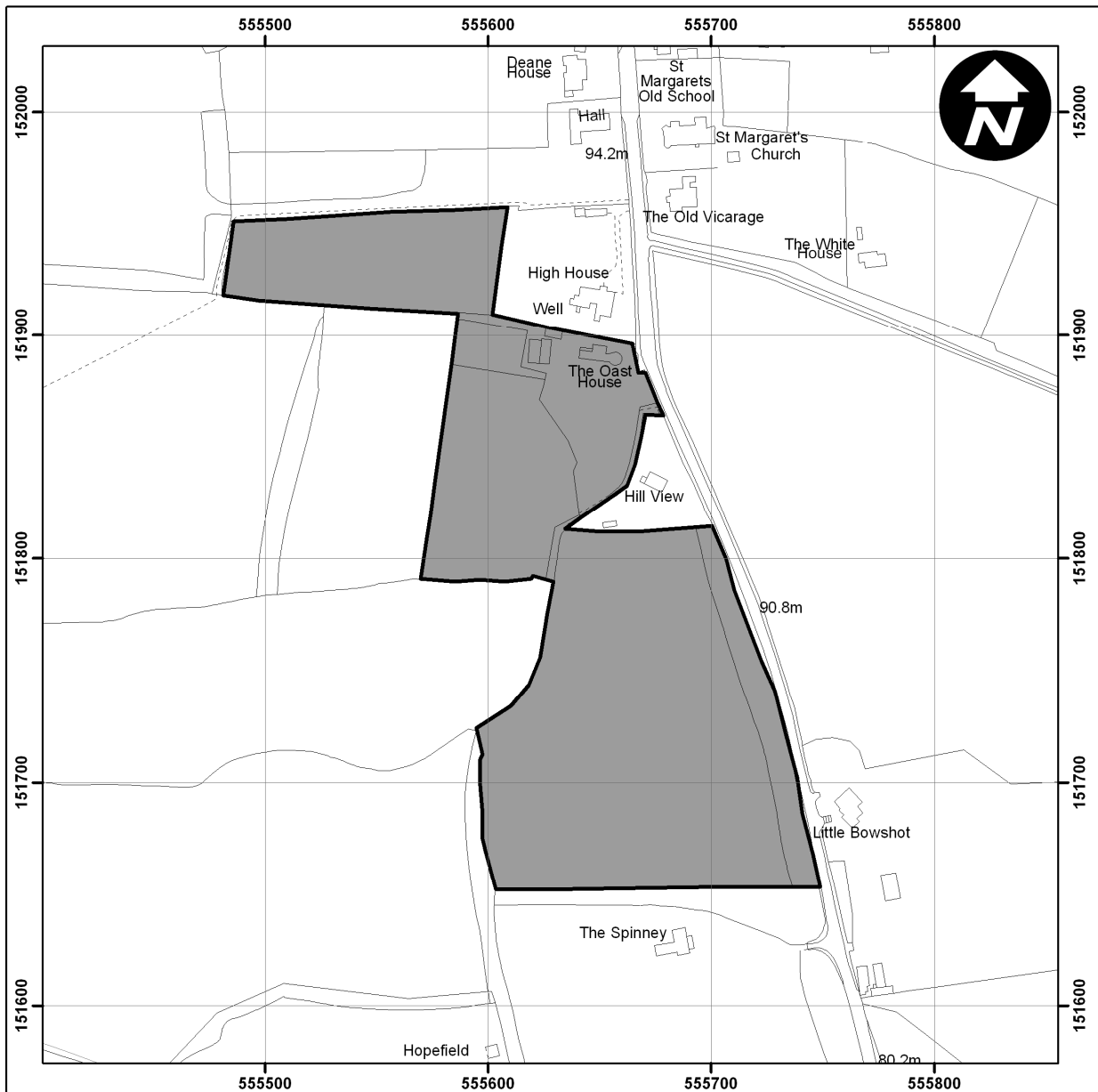
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LG328OBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LG328OBK8V000>



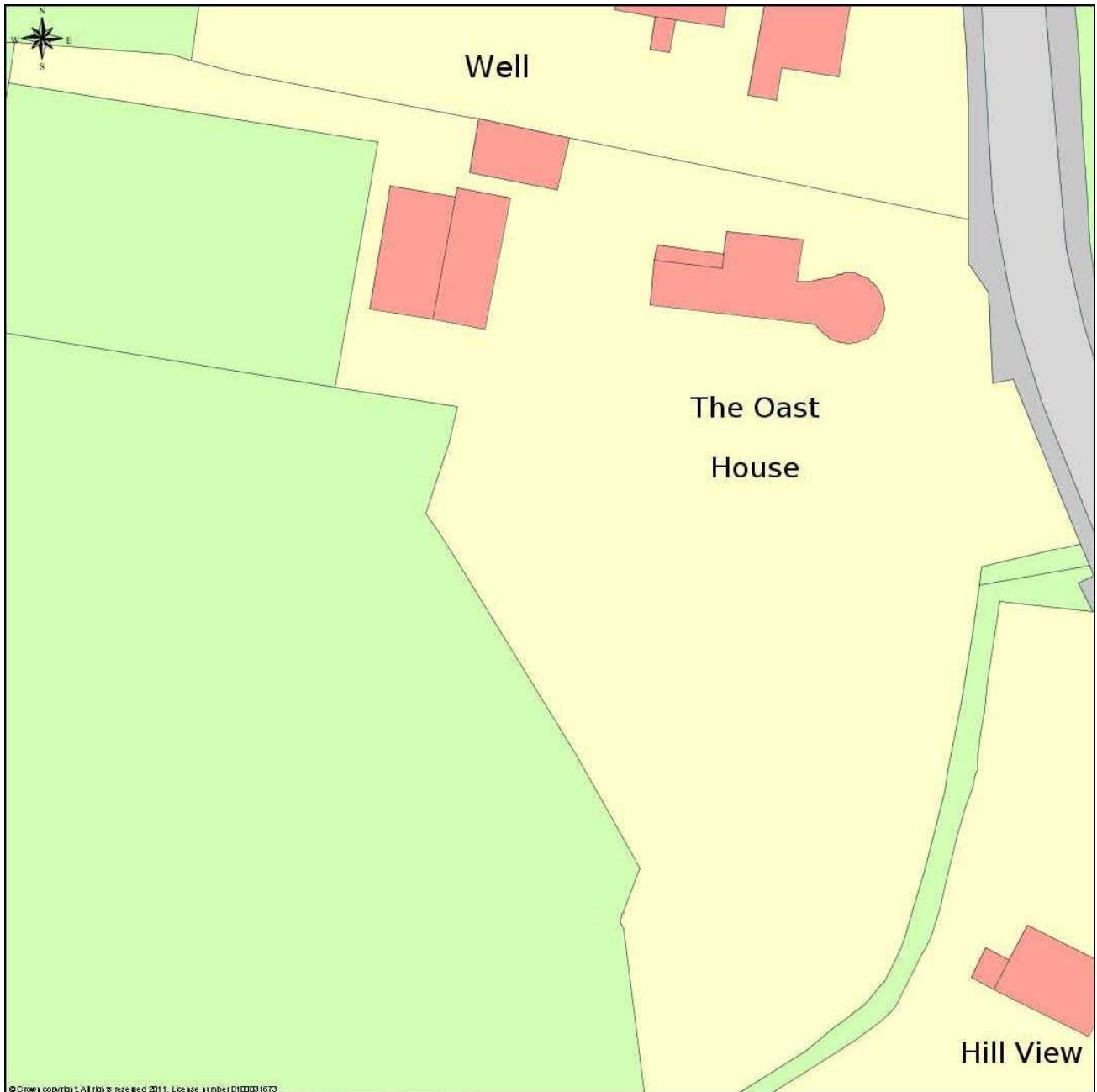
Site Plan

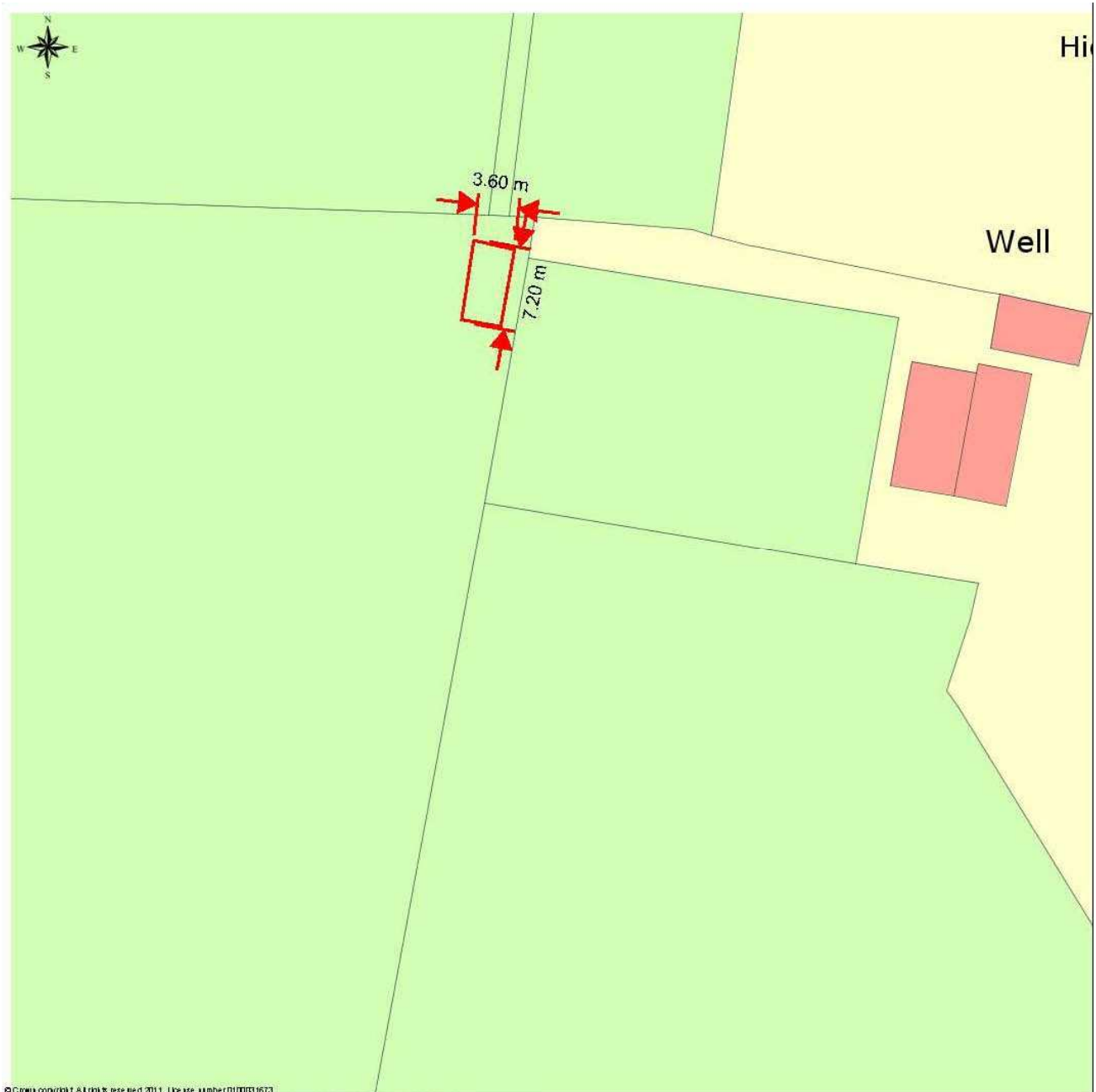
Scale 1:2,500

Date 12/07/11



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5.03 - SE/11/00813/FUL Date expired 26 May 2011

PROPOSAL: Alterations to the existing boundary wall, between the front garden and public footpath, involving the raising of 4 No. brick piers with intermediate fence panels to a maximum height of 1.25m above the public footpath.

LOCATION: 85 Solefields Road, Sevenoaks TN13 1PH

WARD(S): Sevenoaks Kippington

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillors Eyre and Hunter with regards to the impact of the proposed development upon the character of the street scene.

RECOMMENDATION: 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 upon submitted plan 375/A3/02 Rev A.

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) Prior to the commencement of development, full details shall be submitted for approval to the Council with regard to the proposed planting shown on submitted plan 375/A3/02 Rev A to the rear of the development.

To preserve the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Block Plan, Drawing No's 375/A3/01, 375/A3/02 Rev A, 375/A3/03 Rev A, received 31.03.11.

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

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

The South East Plan 2009 - Policies SP1, CC1, CC6, BE4.

Sevenoaks District Local Plan - Policies EN1.

Sevenoaks District Core Strategy 2011 - Policies SP1.

The following is a summary of the main reasons for the decision:

The development would respect the context of the site and would not have an unacceptable impact on the street scene.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.

Description of Proposal

- 1 Alterations to the existing boundary wall, between the front garden and public footpath, involving the raising of 4 (No.) brick piers with intermediate fence panels to a maximum height of 1.25 metres above the public footpath.
- 2 The brick piers will be located to a height of 1 metres above ground level with intermediate fencing panels with an arched top. The highest point of the fencing panels will be located 1.25 metres above ground level.

Description of Site

- 3 The site consists of 85 Solefields Road which is located within the built urban confines of Sevenoaks. The street scene is characterised by semi-detached and detached residential properties and some of the Sevenoaks School buildings. The site is located within an Area of Archaeological Potential.
- 4 The site is not located within a Conservation Area, an Area of Outstanding Natural Beauty or the Metropolitan Green Belt.

Constraints

- 5 Area of Archaeological Potential

Policies

Sevenoaks District Local Plan

- 6 Policy - EN1

Sevenoaks District Core Strategy

- 7 Policy– SP1

The South East Plan –

- 8 Policies - SP1, CC1, CC6, BE4

Planning History

- 9 10/02483/FUL - Alterations to the existing boundary wall, between the front garden and public footpath, involving the raising of 4 No. brick piers with intermediate fence panels to a maximum height of 1.92m above footpath (refused 16.11.10)

Representations

- 10 None received.

Consultations

Sevenoaks Town Council

- 11 Sevenoaks Town Council recommended refusal on the grounds that the proposed development would be out of keeping with the existing street scene.

Head Of Development Services Appraisal

Principal Issues

Previous refusal SE/10/02483/FUL

- 12 Planning permission was previously refused for the raising of the existing 4 (No.) brick piers with intermediate fencing panels to a height of 1.92 metres above the public footpath. The application was refused on the grounds that the proposed brick piers and intermediate fencing panels, by virtue of their design and height, would have a detrimental impact upon the street scene and that of the character of the area.
- 13 This application has been amended so that the brick piers will measure a maximum height of 1 metre above public footpath level, with the intermediate fencing panels being located to a maximum height of 1.25 metres. An overall reduction in proposed height of 0.67 metres is thereby proposed as part of this application.

Impact upon the street scene

- 14 Policy EN1 of the Sevenoaks District Local Plan states that proposals for all forms of development should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. In addition, proposals should not have an adverse impact upon the privacy or amenities of a locality by reason of form, scale or height.
- 15 In terms of the street scene the application site is flanked by semi-detached properties which are of similar design and construction. The front amenity areas are characterised by low-level dwarf brick walls, hedging and soft landscaping.
- 16 With regards to the erection of a wall (or other means of enclosure), under Permitted Development, the height of a wall which will be constructed

SE/11/00813/FUL Item No 5.03

adjacent to a highway used by vehicular traffic would not require planning permission should it not exceed 1 metre above ground level.

- 17 This application seeks to erect boundary piers to height of 1 metre (which thereby do not require the benefit of planning permission) with intermediate fencing panels to a maximum height of 1.25 metres above the public footpath. It is therefore the 0.25 metres (maximum height) in fencing panels which require the benefit of planning permission (to be sited above the 1 metre high brick piers). The arched fencing panels will begin at a height of 1 metre (from the brick piers) and be located to a maximum height of 1.25 metres above ground level to the highest point of the arch in the centre of the fence panel.
- 18 Whilst the boundary piers and fencing panels will have an impact upon the character of the street scene, it is not considered that this impact will be detrimental to the point where a refusal of planning permission would be warranted. Given that under permitted development a solid brick wall can be erected to a height of one metre without the benefit of planning permission, it is considered that the piers with intermediate fencing provide for a softer appearance within the street scene. Additionally, the design of the fencing panels (which will be arched to the top to a maximum height of 1.25 metres) will further minimise the impact of the proposed development within the street scene.
- 19 Proposed planting to the rear of the proposed piers and fencing panels to further minimise the visual impact of the proposed development within the street scene. Indicative details have been submitted with regards to the proposed planting and as such a condition shall be applied to the decision notice requiring full details of the proposed planting to be submitted to the Council for approval to ensure that appropriate planting is installed which will grow to a level to soften the appearance of the fencing.
- 20 In light of the above, it is considered that the proposed development would not have detrimental impact upon the Solefields Road street scene and that planning permission be granted.

Impact upon residential amenity

- 21 Policy EN1 of the Sevenoaks District Local Plan details that proposals should not have an adverse impact upon the privacy or amenities of a locality by reason of form, scale or height.
- 22 The proposals are not considered to have any detrimental impact upon the residential amenities currently enjoyed by residents at the adjacent properties.

Area of Archaeological Potential

- 23 The site is located within an Area of Archaeological Potential. However, no ground works are proposed as part of the application and therefore there will be no detrimental impact upon this designated area.

Highways considerations

- 24 The proposed development will be located to a maximum height of 1.25 metres above ground level. Given that the fencing panels above the brick wall will be arched, and that the proposed development (in total height) remains 0.25 metres that above what could be constructed under Permitted Development, the proposal is not considered to have any significant impact upon visibility to and from the site.

Conclusion

- 25 It is therefore considered that the proposal would not have a detrimental impact upon the character of the street scene and is thereby in accordance with policy EN1 of the Sevenoaks District Local Plan, Policy SP1 of the Sevenoaks District Local Plan and policies SP1, CC1, CC6 and BE4 of the South East Plan.

Background Papers

Site and Block Plan

Contact Officer(s): Helen Tribe Extension: 7136

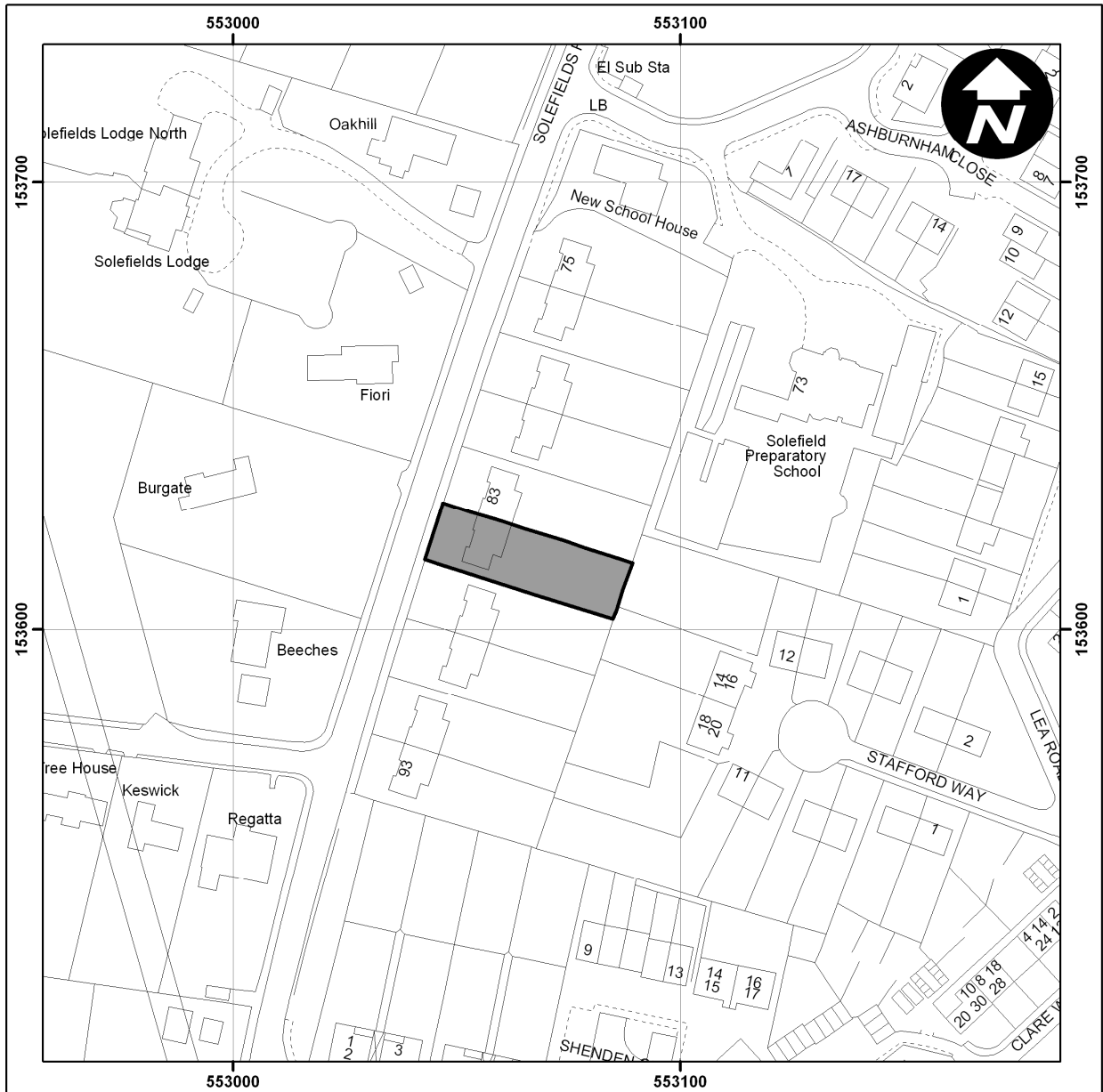
Kristen Paterson
Community and Planning Services Director

Link to application details:

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Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LIXASTBK0CR00>



Site Plan

Scale 1:1,250

Date 12/07/11



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SE/11/01506/TELNOT Item No 5.04

5.04 SE/11/01506/TELNOT Date expires 24 August 2011

PROPOSAL: 12.5m telecommunications column with 1 no. equipment cabinet, 1 no. meter pillar and development ancillary thereto.

LOCATION: Proposed Telecommunications Mast North West Of Junction With London Road, Shurlock Avenue, Swanley

WARD(S): Swanley White Oak

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillors Sargeant, George and Ball, because of the visual impact of mast and because the mast would be out of character.

RECOMMENDATION: No Objection Lodged

Description of Proposal

- 1 This application seeks the approval of prior notification for the erection of an 12.5 metre high Jupiter 811E column on root foundation. It is proposed that this would be a shared telecommunications installation between Vodafone and O2. In addition to the streetpole, it is also proposed for ancillary equipment to be located on the site, which includes a slimline metre cabinet at a height of 0.8 metres and a harrier equipment cabinet at a height of 1.4 metres in height and a width of 1.8 metres.
- 2 The proposed equipment would be located on the highway verge, adjacent to the junction with London Road and Shurlock Avenue.
- 3 The mast would have a slim line appearance containing antenna for both O2 and Vodafone.

Description of Site

- 4 The proposed equipment would be located on the highway verge, adjacent to the junction with London Road and Shurlock Avenue.
- 5 The roadside verge is approximately 4.1 metres wide at the proposed point of installation and backed by a 1.6 metres wide cycle path and 1.3 metre wide tarmac footpath.
- 6 To the rear of the footpath is a line of 8 metre high trees. Beyond this bank. The land drops away steeply to the northeast so that the nearest properties within Shurlock Avenue are much lower than the application site and well screened from the road.

Constraints

- 7 Airfield safeguarding zone

Policies

South East Plan

- 8 Policies – CC6, BE4 and LF1

Sevenoaks District Local Plan

- 9 Policy – EN1

Sevenoaks Core Strategy

- 10 Policies – LO2 and SP1

Other

- 11 Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Guidance Note 8: Telecommunications.

Planning History

- 12 SE/11/01024/TELNOT: 11.8m high street furniture style shared telecommunications installation with associated equipment housing and ancillary development thereto - withdrawn 2 June 2011.

Consultations

Swanley Town Council

- 13 No comments have been received as of yet from the Town Council. The comments will however be reported to the planning committee, once they have been received.

SDC Tree Officer

- 14 The Tree Officer has made the following comments:-

This project is shown to be located within an open grassed verge away from the boundary trees adjacent to the Elm Drive properties. I do not see this proposal affecting any of the adjacent trees as there is a clear margin between them and the proposal.

KCC Highways

- 15 Highway Officer has made the following comments:-

No objections. The equipment will be subject to separate consent of the highway authority and detailed siting must be in accordance with that consent. Informative INHI05 will be appropriate.

Representations

16 At the time of writing this report 3 letters of objection have been received. The objections include the following:-

Visual impact of the mast

Decrease in house values

Health implications

17 All letters received in connection with this application will be reported to planning committee.

Head Of Development Services Appraisal

Principal Issues

18 This application is made on behalf of Vodafone and O2 to ascertain whether prior approval for the siting and appearance of a mast and associated equipment is required.

19 It is important to highlight that this is not a planning application, as under the Town and Country (General Permitted Development) Order 1995 (as amended), the proposal is considered to fall within the permitted development limits of Part 24.

20 As stated above, before installing certain telecommunications apparatus (such as this), within the permitted development legislation, the code system operator must apply to the planning authority for a determination as to whether their approval of the siting and appearance of the development is required. This application has been submitted to fulfil this requirement.

The principle issues include the following:-

Whether there is a need for the mast

21 Under the Telecommunications Act 1984, a licence was granted to Vodafone and O2 to provide a wireless mobile phone service part of their operator's licence, issued by the Government.

22 The Vodafone and O2 2G digital networks were developed in the early 1990's. The digital technology is referred to as GSM (Global System for Mobile Communications) which is the common European operating standard enabling phones to inter-connect to other networks.

23 In April 2000, Vodafone and O2 were successful in their bids for two of the five licences to provide a 'Third Generation' mobile telecommunications service known as 3G. In addition to voice service this technology enables Vodafone and O2 to offer high resolution and multi media applications. Among other things it enables virtual banking, e-retailing, video conferencing and high quality broadband for people on the move.

SE/11/01506/TELNOT Item No 5.04

- 24 A number of maps have been provided with the application, that show the existing and proposed 3G coverage for O2 and Vodafone. The maps show that there is limited 3G coverage in the area. The proposed maps show that with the mast there would be a vast improvement to the 3G coverage cell.

Siting and Appearance of the mast and equipment

- 25 PPG8 states that factors to be considered concerning the appearance of the mast and ancillary apparatus include materials, colour and design. This guidance specifically states that:-

The use of appropriate materials and colouration may allow a mast to blend more easily into its surroundings. Features of design which an authority may wish to consider include dimensions; overall shape; and whether the construction is solid or forms an open framework. They should also consider with the developer the availability of alternative designs which might be more suited to the local environment.

- 26 Factors concerning siting may involve:-

the height of the site in relation to surrounding land;

the existence of topographical features and natural vegetation;

the effect on the skyline or horizon;

the site when observed from any side, including from outside the authority's own area;

the site in relation to areas designated for their scenic or conservation value;

the site in relation to existing masts, structures or buildings, including buildings of a historical or traditional character;

the site in relation to residential property;

- 27 The application site is located on a highway verge, in the urban area of Swanley. The site is located on London Road, (which is a main thoroughfare into the town centre) and on the corner of Shurlock Avenue.

- 28 The land to the north east, slopes sharply down from London Road to Shurlock Avenue. In view of this terrain, the properties in Shurlock Avenue are located at a significantly lower level than London Road. There is however a mature tree belt between the verge and the 1960's style dwellings that exist in Shurlock Avenue. There is also screening along the other section of London Road.

- 29 It is accepted that there is a lot of street furniture in existence along this section of London Road, which includes a number of lamp posts at a height of approximately 10 metres. The nearest lamp post is located approximately 20 metres in distance, to the north west of the application site. In principle, in view of the existing street furniture, a mast in this location is considered to be

SE/11/01506/TELNOT Item No 5.04

visually acceptable, and is not considered to appear dominant on the skyline or out of place within the urban confines of this site.

- 30 In addition to this given the existing vegetation which includes a tree belt to the north and south of the road, the proposed streetpole is not considered to be overly dominant or overbearing when viewed from any neighbouring properties to warrant an objection on planning grounds.
- 31 The revised design of the street pole (which is now considered to be more streamlined in appearance) is considered to be more visually acceptable within this location of Swanley as it would relate more in design grounds, to the existing street furniture.
- 32 No objection is raised to the visual appearance of the cabinets in view of their height and scale.
- 33 It is considered that the proposal would not be out of character within the context of the site, and comply with policies EN1 of the Sevenoaks District Council and policy SP1 of the Core Strategy.

Health Considerations

- 34 PPG8 states, that it is the Governments firm view that the planning system is not the place for determining health safeguards. This guidance states it is central Governments responsibility to decide what measures are necessary to protect public health. It then states that in the Governments view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them.
- 35 The operators have submitted a declaration of conformity with the ICNIRP public exposure guidelines. Following the advice offered in PPG8, as the equipment meets the ICNIRP guidelines for public exposure, it is considered that this is sufficient to allow the Local Planning Authority to assess the affects of the application upon resident's health.
- 36 As the proposal meets these requirements, there is no objection to the proposal upon these grounds.

Property values

- 37 PPG8 also clearly states that authorities may receive representations about alleged impact of proposed telecommunications development on property values. It clearly states that issues of this nature should not be taken into consideration as PPS 1, states that it is not for the planning system to protect the private interests of one person against the activities of another.
- 38 In view of the advice and guidance within PPG8 and PPS1, no objection is raised to this particular ground.

Highway Issues

- 39 Given the highway Officer's view the proposal is considered to have no adverse highway implications.

Impact of the development upon the adjacent trees

- 40 As stated above the proposal is shown to be located within an open grassed verge away from the boundary trees adjacent to the Elm Drive properties. As the tree officer has raised no objection to the proposal, the scheme is considered to have no adverse impact on the adjacent trees.

Other Issues

- 41 All other issues raised by third party objectors are considered to have been adequately addressed in the report.

Conclusion

- 42 The two principle issues of siting and design have been discussed. Given the above it is found that there is no planning objection to be raised one either of these grounds. The siting is appropriate within the context of the site and the design is acceptable.

Background Papers

Site and Block Plans

Contact Officer(s): Vicky Swift Extension: 7448

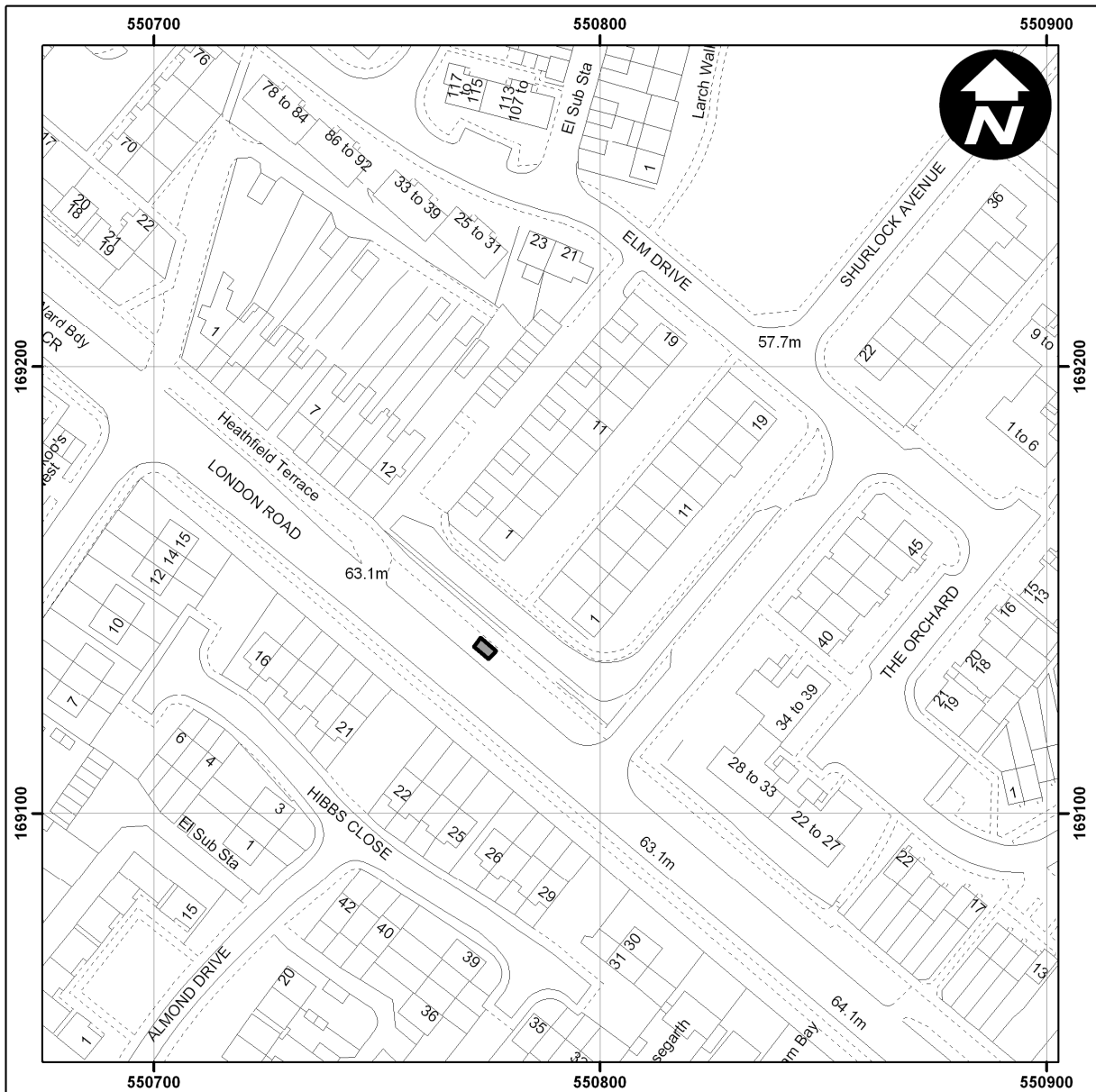
**Kristen Paterson
Community and Planning Services Director**

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LMQJUMBK0CR00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LMQJUMBK0CR00>



Site Plan

Scale 1:1,250
 Date 12/07/11



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Proposed Block Plan

