

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting of the Development Control Committee held on 20 October 2011 commencing at 7.00 pm

Present: Cllr. Williamson (Vice-Chairman in the Chair)

Cllr. G Williamson, 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 were received from. Cllr. Mrs A Dawson

Cllr. L Ayres and Cllr Mrs J Davison were also present.

34. **MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 22 SEPTEMBER 2011**

Resolved: That the minutes of the meeting of the Development Control Committee held on 22 September be approved and signed by the Chairman as a correct record.

35. **DECLARATIONS OF INTEREST OR PREDETERMINATION**

Cllr. Underwood declared a personal and prejudicial interest in item 5.03 SE/11/01910/FUL - Kalana, London Road, Swanley, as the applicant. He left the room while the item was considered.

All other Members of the Committee declared a personal interest in item 5.03 SE/11/01910/FUL - Kalana, London Road, Swanley in knowing the applicant, Cllr. Underwood.

36. **DECLARATIONS OF LOBBYING**

None.

37. **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.

38. **UNRESERVED PLANNING APPLICATIONS**

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

Item 5.03 - SE/11/01910/FUL - Kalana, London Road, Swanley BR8 7AW

It was MOVED by the Chairman that the recommendation in the report be adopted.

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

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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

3) The development hereby permitted shall be carried out in accordance with the following approved plans: 577/1,2,3

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

39. **RESERVED PLANNING APPLICATIONS**

The Committee considered the following planning applications:

5.01 - SE/11/01870/FUL: Plum Paddock, Uckfield Lane, Hever TN8 7LJ

The proposal was to demolish the existing dwelling and erect a replacement dwelling. The new dwelling would be sited further back into the plot. It would remain as a bungalow but had been designed with a pitched roof up to 6.2m in height.

Officers stated that the development would represent inappropriate development harmful to the maintenance of the character of the Green Belt and to its openness. This was because of the increased floor space and the design and scale of the proposed replacement dwelling.

The Committee was addressed by the following speakers:

Against the Application: -

For the Application: Mr. Yates

Parish Representative: -

Local Member: Cllr. Ryan

Officers explained that the existing property, following extensions, had a floor area of 136.8m². The proposed dwelling would be 154.8m² and this would amount to an 80% increase on the size of the "original" 1948 building. They were asked whether there was a noticeable change in volumes over time. Officers explained that the Council did not have a policy regarding volumes and therefore they did not have precise figures. At an estimation, however, the volume of the buildings had increased from 275m³ for the original, to approximately 400m³ following the extensions and the proposed building was approximately 600m³.

Several Members expressed sympathy with the applicant and it was noted that the proposed dwelling was smaller than some of the surrounding buildings. However, Members were concerned at the size of the replacement dwelling and believed it was substantially larger than the original building.

It was MOVED and was duly seconded that the recommendation in the report be adopted. Upon being put to the vote the motion was CARRIED.

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

The land lies within the Metropolitan Green Belt where strict policies of restraint apply. The development, by virtue of the increased floor space, design and scale of the replacement dwelling proposed, would represent inappropriate development harmful to the maintenance of the character of the Green Belt and to its openness. This would be contrary to policy H13 of the Sevenoaks District Local Plan and to advice contained within PPG2 - Green Belts

5.02 – SE/11/01835/FUL: Finchcocks, 5 Wildernesse Mount, Sevenoaks TN13 3QS

The Committee was informed that the item had been withdrawn from the agenda as the amended consultation period did not expire until midnight on 20 October 2011.

THE MEETING WAS CONCLUDED AT 7.36 PM

CHAIRMAN