

## DEVELOPMENT CONTROL COMMITTEE

### Minutes of the meeting held on 18 October 2012 commencing at 7.00 pm

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

Cllrs. Mrs. Ayres, Brookbank, Clark, Cooke, Davison, Gaywood, Ms. Lowe, McGarvey, Orridge, Mrs. Parkin, Piper, Scholey, Miss. Thornton, Underwood and Walshe

Apologies for absence were received from Cllrs. Brown, Mrs. Dawson and Dickins

Cllrs. Ayres, Mrs. Davison, Fleming and Searles were also present.

#### 74. Minutes

The Chairman clarified that since the agenda was published there had been a change to minute item 70, 51 Greenhill Road, Otford. At the beginning of the sixth paragraph on page 98 the wording has been changed to "Following a proposal from a Member of the Committee the motion was altered so that the second reason for refusal also include".

Resolved: That the minutes of the meeting of the Development Control Committee held on 20 September 2012, as revised, be approved and signed by the Chairman as a correct record.

#### 75. Declarations of Interest or Predetermination

Cllr. Cooke declared non-pecuniary interests or predetermination in relation to items 4.1 SE/12/00946/FUL - 1-8 Becketts Field, Penshurst, Tonbridge TN11 8DW and 4.2 SE/11/02258/FUL - Land SW of Forge Garage, High Street, Penshurst, Kent TN11 8BU. He was a member of the Becketts Trust representing Sevenoaks District Council; he had been involved in meetings to discuss the projects with supporters of KPG and the Becketts Trust; he had been involved in meetings to discuss the projects with the Director of Community and Planning Services, the Group Manager – Planning, the Case Officer and Penshurst and Fordcombe Parish Council; and he had been a member of both the Steering Group representing Penshurst and Fordcombe as their Sevenoaks District Councillor and of the Development Group representing Penshurst and Fordcombe as their Sevenoaks District Councillor.

Cllrs. Davison and Scholey declared in respect of item 4.3 SE/11/03288/FUL - 18-19 The Row, Main Road, Edenbridge, Kent TN8 6HU that they were also members of Edenbridge Town Council which had already considered the matter. Cllr. Scholey added that he would be speaking as Local Member and would not be voting on the matter.

#### 76. Declarations of Lobbying

All Members of the Committee declared that they had been lobbied in respect of items 4.1 - SE/12/00946/FUL - 1-8 Becketts Field, Penshurst, Tonbridge TN11 8DW and 4.2 - SE/11/02258/FUL - Land SW of Forge Garage, High Street, Penshurst, Kent TN11 8BU.

77. Order of the Agenda

The Chairman explained that, with the agreement of the Members, the order of the agenda would be amended in order that items 4.1 - SE/12/00946/FUL - 1-8 Becket's Field, Penshurst, Tonbridge TN11 8DW and 4.2 - SE/11/02258/FUL - Land SW of Forge Garage, High Street, Penshurst, Kent TN11 8BU could be considered at the same time. Item 4.1 would be introduced by Officers, who would be followed by the public speakers and Members' consideration of the planning merits. The same process would then be carried out for item 4.2. A decision would then be made on item 4.2 followed by a decision regarding item 4.1.

In response to questions he had received during the previous week the Group Manager - Planning provided advice on the context of those 2 items and how to approach the decisions.

Within this explanation he stated that as the assessment of Becket's Field was complete Officers thought it was appropriate in the light of legal advice to report back on Forge Field so that both applications could be considered alongside each other. Members were being asked to reconsider the Forge Field application rather than simply re-affirm their previous decision. Members were also advised to consider the existence of the alternative proposal as relevant to deciding each application. The applications should not be considered as "either/or" but each should be considered on its merits.

In reconsidering the Forge Field application, Members were requested not to forget the decision they have made previously regarding the site but to consider whether there were any planning considerations that could justify Members coming to a different conclusion than when the application was considered previously. These could include consideration of the alternative proposal for Becket's Field or reassessment of the planning merits of Forge Field.

Unreserved Planning Applications

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

78. SE/12/02072/HOUSE - 63 Redhill Wood, New Ash Green, Longfield DA3 8QP

The report advised that the application was for a two storey side extension which would be the height of the existing dwelling and would extend both the front and rear building lines. The roof shape would reflect that of the existing roof. It was also proposed to alter the existing bedroom window on the first floor rear elevation to a floor length window with a Juliet balcony, to serve as an open plan study.

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

3) The development shall be carried out in accordance with the following plans; Drawing No.1 Revision A proposed elevations and floor plans received 6 August 2012 and Drawing No.1 Revision A proposed and existing block plans received 6 August 2012.

In the interests of proper planning.

4) Before the development, including any site clearance works, is begun, tree protection measures in accordance with BS 5837 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* shall be erected for each tree or group of trees to be retained on this site, or such measures as may be agreed with the Local Planning Authority shall be provided. The protection measures shall be retained in position at all times until the completion of the development, and the land so enclosed shall be kept clear of all contractors materials and machinery. The existing soil levels around the boles of the trees shall not be altered.

To ensure that the trees are not damaged during the period of construction in accordance with policies EN1 of the Sevenoaks District Local Plan.

#### Reserved Planning Applications

The Committee considered the following planning applications:

#### 79. SE/12/00946/FUL - 1-8 Becketts Field, Penshurst, Tonbridge TN11 8DW

The proposal sought planning permission to demolish an existing dwelling on site and erect 6 2-bed residential units in two separate buildings. Building A would be erected on the site of the existing bungalow at no. 6 Becketts Field and would be attached in part to the existing unit at no. 5. It would accommodate 4 2-bed apartments arranged over three floors, would measure just over 8m in height and had twin gabled features. Building B would be located on the site of an existing block of garages used by residents of Becketts Field. The building would be arranged over two floors with the first floor accommodation in the roofspace, with a similar gable design to building A. This building would accommodate 2 2-bed dwellings.

The existing turning circle would be redesigned, with a communal grassed area and a new parking and turning layout. In total the existing and proposed units would be provided with 25 parking spaces, arranged in various locations around the site.

The site was completely within the Metropolitan Green Belt and High Weald Area of Outstanding Natural Beauty. The boundary of the Penshurst Conservation Area was sited immediately to the north of Becketts Field.

The report advised that the proposal would result in little or no harm to the openness of the Green Belt and landscape character of the AONB. However, the scheme would have a significant localised impact upon the character and appearance of the area and upon the amenities of neighbouring properties, through the scale, height and design of the buildings proposed. The applicants had not provided a completed section 106 agreement for provision of affordable housing.

Members' attention was drawn to the tabled Late Observations which included correspondence from the applicant attaching a draft legal agreement. 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:	Norman Furnell
For the Application:	Jeremy Leathers
Parish Representative:	John Cass
Local Member:	-

A Member asked the applicant whether they had any objection to adding a screen to the walkway for building A, adjacent to no. 5, in order to reduce overlooking. The applicant had no objection. The Case Officer advised this had not been pursued with the applicant as it would require a screen of at least 1.8m which, in addition to the proposed built form, could be more oppressive to neighbours.

The Case Officer responded to Members' questions. The Rural Needs Survey was self-contained within the parish. A Visual Impact Survey had not been requested as the proposal had less impact on the AONB when compared to the Forge Field application as it was within the built form of the village.

The Committee acknowledged the strong need for affordable housing in the area. However a number of Members considered that there would be unacceptable overlooking from building A, which was twice the height of the neighbouring bungalow, and from the walkway. Additionally, the lack of gardens for the apartments would result in a poor quality of life for the residents. They were also concerned by the parking arrangements as 2 spaces would be unacceptably close to nos. 7 and 8 and the tandem space appeared impractical.

It was suggested that the additional properties would appear crammed in on the site

Following consideration and a decision on item 4.2 SE/11/02258/FUL - Land SW of Forge Garage, High Street, Peshurst TN11 8BU, it was MOVED by the Chairman and was duly seconded that the recommendation in the report, as amended by the Late Observations Sheet, to refuse permission be adopted.

The motion was put to the vote and there voted –

11 votes in favour of the motion

3 votes against the motion

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

The scale, height and design of the proposed development would be out of keeping with surrounding buildings and would be harmful to the established character and appearance of the area. This would be contrary to Policy EN1 of the Sevenoaks District Local Plan and Policies SP1 and SP4 of the Sevenoaks Core Strategy.

The scale, height and siting of the development would result in an unacceptable loss of light, privacy and outlook to existing bungalows at Nos. 3, 4 and 5 Becketts Field, which would harm the living conditions of occupants of these properties. In addition the siting of the two parking spaces to the front of the existing dwellings at 7 and 8 Becketts Field would harm the living conditions of occupants of these properties through loss of outlook, increased noise and disturbance, and ease of access to these properties. This would be contrary to Policy EN1 of the Sevenoaks District Local Plan and SP4 of the Sevenoaks Core Strategy.

In the absence of a S106 agreement, the development would fail to secure the delivery of the units as local needs affordable housing, contrary to Policy SP4 of the Sevenoaks Core Strategy.

The identified local need for housing would be met through the planning permission granted at Forge Field under SE/11/02258. In the absence of any further identified need for rural housing, the proposal would lead to an overprovision of such housing, contrary to Policy SP4 of the Sevenoaks Core Strategy.

80. SE/11/02258/FUL - Land SW of Forge Garage, High Street, Penshurst TN11 8BU

The proposal was to erect 6 2-bedroom dwellings on the site. The dwellings would be two storeys high and split into two blocks of three, arranged side by side with a gap of 2.5 metres between the two blocks. The dwellings have been designed with a ridge height of 9 metres above ground level and would be set into ground level. It would be constructed in brick at ground floor level with decorative tile hanging in bands at first floor level, and a clay tiled roof. A separation distance of 11.5 metres would exist between the dwelling attached to the rear of Forge Garage and the flank wall of the nearest unit.

Existing boundary hedging by the proposed access would be removed and a new hedge planted behind the highways visibility line alongside the access.

The site falls within the Metropolitan Green Belt, the High Weald Area of Outstanding Natural Beauty and the Penshurst Conservation Area. The neighbouring Forge Garage is a Grade II listed building, Penshurst primary school is located opposite the site and slightly further to the west is Star House, a Grade II\* listed building.

The report advised that there was some harm arising from the development to the landscape within the High Weald Area of Outstanding Natural Beauty and to heritage assets. However the degree of harm was limited and greater weight was placed on the

## Development Control Committee - 18 October 2012

benefits of providing local needs affordable housing. The limited harm was not considered overriding in this instance.

Members' attention was drawn to the tabled Late Observations sheet and a late letter on behalf of an objector to the scheme was also supplied to Members at the meeting. 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:	Mike Collin
For the Application:	Mark Leader
Parish Representative:	John Cass
Local Member:	-

In response to a question, the speaker on behalf of the application confirmed the post box would be set back to assist sight lines but would remain on the forecourt.

Officers confirmed the Environment Agency had agreed flooring levels for the site in order to reduce the likelihood of flooding.

Some Members accepted that there was a clear need for affordable housing in the area but that the proposal would cause some harm to the village.

However it was suggested that the proposal could blend in and look part of the village. The harm to the area had been minimised by setting the properties back, the height of buildings was not dissimilar to the rest of the village, the landscaping would be in keeping and the parking was well sited. It was suggested the quality of life provided by the housing on the site would be good as it provided high quality space for children and the development would be adjacent to both a school and a shop.

Concern was raised at the proposal by some Members when considering the harm to the Green Belt, AONB and that it was nearby to two listed buildings. They believed that the proposals were inappropriate and it was noted the Conservation Officer had raised difficulties with it.

It was MOVED by the Chairman and was duly seconded that the recommendation in the report, as amended by the Late Observations Sheet, to grant permission subject to conditions be adopted.

The motion was put to the vote and there voted –

11 votes in favour of the motion

3 votes against the motion

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

## Development Control Committee - 18 October 2012

- 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 dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

To ensure that the appearance of the development enhances the character and appearance of the Conservation Area and Area of Outstanding Natural Beauty as supported by Policy EN1 and EN23 of the Sevenoaks District Local Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 1201/12/3, 1201/11/1, 1201/12/14, 1201/12/13, 1027627/15 Rev E, 1027627/20 Rev B, 1027627/13 Rev K, 1027627/14 Rev E and 1027627/17 Rev C.

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

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

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

- 5) No 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 safeguard the character and appearance of the conservation area as supported by EN23 of the Sevenoaks District Local Plan.

- 6) No development shall be carried out on the land until details of the hereby approved outbuildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved details.

To ensure that the appearance of the development enhances the character and appearance of the local area as supported by Policy EN1 and EN23 of the Sevenoaks District Local Plan.

- 7) The development hereby permitted shall not be used or occupied until the 2.4 x 50 metre visibility splays as shown on the approved plans are provided. Such splays shall be subsequently maintained free from any obstruction above 1 metre in height at all times. (This 1 metre height shall be measured relative to a point on the centre line of the new access road and 2.4 metres back from the stop line).

In the interest of highway safety, in accordance with Policy EN1 of the Sevenoaks District Local Plan.

8) 8) No development shall be carried out on the land until a scheme and timetable for the relocation of the telephone box has been submitted to and approved in writing by the Local Planning Authority. The telephone box shall be relocated in accordance with the approved details prior to first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the retention of a community facility, in accordance with Policies EN1 of the Sevenoaks District Local Plan and SP1 of the Sevenoaks Core Strategy.

9) No development shall take place until details of the layout and construction of the access road has been submitted to and approved by the Local Planning Authority. The details shall include the connection to the High Street, gradients, surfacing materials and road markings. The development shall be constructed in accordance with the approved details.

In the interest of highway safety, in accordance with Policy EN1 of the Sevenoaks District Local Plan.

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

In the interest of highway safety, in accordance with Policy EN1 of the Sevenoaks District Local Plan.

11) Notwithstanding the submitted plans, no development shall be carried out on the land until details of the proposed boundary treatment and any means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved details.

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

12) Apart from any means of enclosure described in the details approved pursuant to condition 11, no boundary walls, fences or other means of enclosure shall be erected on the site boundary, despite the provisions of any Development Order.

To safeguard the rural character of the area, in accordance with policy EN1 of the Sevenoaks District Local Plan and SP1 of the Sevenoaks Core Strategy.

13) The development shall only be undertaken in accordance with the Flood Risk Assessment (FRA) by Monson Engineering Ltd and addendums (most recent addendum dated 7 March 2012), and the following mitigation measures detailed within the FRA:



## Development Control Committee - 18 October 2012

- i) The surface water drainage strategy shall be undertaken in accordance with the FRA and addendums
- ii) The access road and car parking area shall be constructed with permeable paving (with a minimum depth of porous sub base of 300mm) and a cut off trench at the western site boundary.
- iii) The surface water discharge to the adjacent ordinary watercourse shall be limited to a rate of 1.5 l/s (Appendix A, Drawing No. 5164/02 C, ' Proposed surface water flood drain').
- iv) A surface water management plan shall be implemented to ensure that the scheme is effective year round for the lifetime of the development, the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
- v) The surface water drainage scheme shall take into account exceedance events to ensure that surface water runoff is safely routed away from the dwellings.

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

14) The finished floor levels of the dwellings hereby permitted shall be set no lower than 30.9 m above Ordnance Datum (AOD) as detailed in the Addendum to the Flood Risk Assessment by Monson Engineering Ltd dated 7 March 2012, and on the Site Plan drawing numbered 1027627/20 Rev B.

To reduce the risk of flooding to the proposed development and future occupants.

15) There should be no lowering of ground levels where the existing site level is less than 30.75m AOD, as identified on the Site Plan drawing numbered 1027627/20 Rev B.

To reduce the risk of flooding to the proposed development and future occupants by ensuring that site levels will be above the modelled 100 year plus climate change flood level.

16) 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 Local Planning Authority. Those details shall include:

- planting plans (identifying existing planting, plants to be retained and new planting);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of new plants (noting species, size of stock at time of planting and proposed number/densities where appropriate); and
- a programme of implementation.

The landscape works shall be carried out in accordance with the approved details. 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 protect the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

17) No development shall be carried out on the land until a Construction Management Plan has been submitted and approved in writing by the Local Planning Authority. The plan should include the provision of on site parking and loading, and wheel washing facilities. The development shall be carried out in accordance with the approved plan.

In the interests of highway safety and visual amenity as supported by policy EN1 of the Sevenoaks District Local Plan.

18) No development shall take place until details of further ecological mitigation and enhancement measures have been submitted to and approved in writing by the Council. These details shall include all the mitigation measures detailed in the Thomson Ecology reports dated July 2011 and October 2011, and details of the design of any external lighting proposed, and shall include measures to ensure that the building works do not disturb protected species, and all enhancement measures proposed therein. The approved mitigation and habitat enhancement measures shall be implemented in full, in accordance with the approved details.

To ensure the long term retention of protected species on the site as supported by the National Planning Policy Framework.

19) No development shall take place until full details of the proposed foul and surface water drainage systems have been submitted to and approved in writing by the Local Planning Authority. Any approved scheme shall be completed to the written satisfaction of the Council prior to the commencement of the development.

To avoid overload of any existing drainage systems and to meet sustainability and environmental objectives.

20) The first floor window in the north-east facing side elevation of unit 1 (as shown on the proposed plans drawing numbered 1027627/13 Rev K) shall be obscure glazed and fixed shut at all times.

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

21) 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. Achievement of the Code levels and BREEAM standards must include at least a 10% reduction in the total carbon emissions through the on-site installation and implementation of decentralised, renewable or low carbon energy sources.

In the interests of environmental sustainability and reducing the risk of climate change as supported by the National Planning Policy Framework, policies CC2 & CC4 of the South East Regional Plan and policy SP2 of the Sevenoaks District Core Strategy.

22) There should be no ground raising within the floodplain of the Medway/Eden rivers, as indicated on Drawing 1027627/20 B ('Site plan and existing levels).

To prevent the loss of flood storage which may otherwise increase the flood risk to the surrounding land.

23) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

To ensure that features of archaeological interest are properly examined and recorded, in accordance with Policy EN25A of the Sevenoaks District Local Plan.

81. SE/11/03288/FUL - 18-19 The Row, Main Road, Edenbridge, Kent TN8 6HU

The proposal sought permission to demolish the existing building at 18-19 The Row, Main Road. In its place would be erected a two storey building fronting Main Road, containing one 2-bed dwelling and two 1-bed flats. A further 1-bed unit would be provided to the rear, attached to the back of the proposed dwelling. Three parking spaces would be provided to the side of the development.

The existing building was a two storey structure with single storey additions to the side and rear. It consisted of a ground floor shop with a flat above. The Case Officer believed the shop had been vacant for approximately two years. The site was located within the built confines of Edenbridge within a primarily residential area.

The report advised that the development would be unlikely to generate additional levels of traffic or parking requirements when compared to the existing lawful use of the site. The development would also not have an unacceptable impact on the residential amenities of nearby dwellings and the scale, location and design of the development would respect the context of the site and safeguard the visual amenities of the locality.

Members' attention was drawn to the tabled Late Observations sheet.

The Committee was addressed by the following speakers:

Against the Application: -

For the Application: -

Parish Representative: -

## Development Control Committee - 18 October 2012

Local Member: Cllrs. Mrs. Davison and Scholey

The Local Member, who did not sit on the Committee, was asked why she believed the shop may have closed. She advised that it had lacked investment, had not been in consistent ownership and had suffered when the sub-post office was removed. The Case Officer explained that evidence of business viability had not been requested because of the lack of a policy objection. Several Members voiced concern at the loss of the shop but it was noted, though regrettable, many local shops were closing and there may be no planning reasons for protecting the shop.

It was MOVED by the Chairman and was duly seconded that the recommendation in the report, as amended by the Late Observations Sheet, to grant permission subject to conditions be adopted.

Some concern was raised about the scale of the development and that 4 dwellings would be too many for the site. Most significant was the consequential effect on vehicular access to the site and space to turn on the site. It was suggested that vehicles would be unable to turn in the space provided on site and so would need either to reverse into or out of the site onto a main road. This would be dangerous given existing obstructions to sight lines including the walls and parked cars.

The motion was put to the vote and there voted –

5 votes in favour of the motion

9 votes against the motion

The Chairman declared the motion to be LOST.

It was MOVED and was duly seconded:

“That planning permission be REFUSED for the following reason:

The proposal, if permitted, would represent an overdevelopment of the site with insufficient space to provide suitable parking, turning and manoeuvring space for vehicles to park within the site and to enter and exit the site in forward gear. These unsatisfactory conditions would be likely to result in vehicles associated with the development parking on Main Road, which is already heavily parked. Furthermore, the lack of turning space would result in the need for vehicles to manoeuvre onto or off the highway in reverse gear, in close proximity to parked cars, which would reduce the amount of visibility for the moving vehicles. The proposal is therefore considered to be detrimental to highway safety and contrary to Policy EN1 of the Sevenoaks District Local Plan.”

The motion was put to the vote and there voted –

10 votes in favour of the motion

1 votes against the motion

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

## Development Control Committee - 18 October 2012

The proposal, if permitted, would represent an overdevelopment of the site with insufficient space to provide suitable parking, turning and manoeuvring space for vehicles to park within the site and to enter and exit the site in forward gear. These unsatisfactory conditions would be likely to result in vehicles associated with the development parking on Main Road, which is already heavily parked. Furthermore, the lack of turning space would result in the need for vehicles to manoeuvre onto or off the highway in reverse gear, in close proximity to parked cars, which would reduce the amount of visibility for the moving vehicles. The proposal is therefore considered to be detrimental to highway safety and contrary to Policy EN1 of the Sevenoaks District Local Plan.

THE MEETING WAS CONCLUDED AT 9.05 PM

CHAIRMAN

