

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 21 March 2013 commencing at 7.00 pm

Present:

Cllr. Williamson (Vice Chairman) (In the Chair)

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

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

Cllrs. Ayres, Mrs. Davison, Eyre, Fleming and Miss. Stack were also present.

125. Minutes

Resolved: That the minutes of the meeting of the Development Control Committee held on 14 March 2013 be approved and signed by the Chairman as a correct record.

126. Declarations of Interest or Predetermination

No declarations of interest or predetermination were made.

127. Declarations of Lobbying

Cllrs. Dickins, Scholey and Miss Thornton declared that they had been lobbied in respect of item 4.1 SE/12/00881/FUL – Mill House, Mill Lane, Sevenoaks TN14 5BX.

Cllrs. Davison and Dickins declared that they had been lobbied in respect of item 4.2 SE/12/03255/FUL – Holyoake Room, Holyoake Terrace, Sevenoaks TN13 1PA. All Councillors declared that they had received an email from the local member Cllr Hunter. The Chairman advised that this would be read out during the debate on that item.

All Councillors declared that they had been lobbied in respect of item 4.3 SE/12/03119/FUL – 94-96 London Road, Sevenoaks TN13 1BB.

Reserved Planning Applications

The Committee considered the following applications:

128. SE/12/00881/FUL - Mill House, Mill Lane, Sevenoaks TN14 5BX

The proposal was for the redevelopment of the mixed-use site to provide 29 dwellings; 22 new houses and flats in three separate blocks and 7 houses and flats by way of converting and/or partial rebuilding the existing Mill House, Mill Cottage and Mill Building with 45 associated car parking spaces and new centrally located access road.

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Members' attention was drawn to the tabled Late Observations sheet. 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:	Keith Hilson
For the Application:	Rob Ranson
Parish Representative:	Cllr. Canet
Local Member:	-

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.

Concern was expressed at the density of the site, especially Block E, and lack of affordable housing which fell below policy requirement. Officers advised that the policy allowed viability to be taken into account and the applicant had submitted a detailed viability appraisal report which had been forwarded to the Council's consultants who had accepted the findings. It was hard to say whether decreasing or increasing density would make the development more viable as there were many factors to be taken into consideration.

In response to questions, Officers advised that the developer could only be asked to not make the current drainage situation worse, not fix an existing problem.

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 by Cllr. Miss Thornton and was duly seconded:

That planning permission be REFUSED for the following reason:

'The proposed development, by virtue of the scale, design, bulk and height of Block E, would have an unacceptable and dominating impact upon the street scene and upon the setting of the adjacent mill building recognized as a local landmark feature and an "undesignated" heritage asset. This would be contrary to Policy EN1 of the Sevenoaks District Local Plan and Policies SP1 and SP7 of the Sevenoaks Core Strategy.

The proposed development, by virtue of the scale, mass and height of Block E, would have an unacceptable overbearing impact upon the outlook and the living conditions of the properties opposite the site on Mill Lane, contrary to Policy EN1 of the Sevenoaks District Local Plan.

In the absence of a completed S106 agreement, the proposal would fail to make suitable provision for affordable housing on the site, nor would it contribute towards identified infrastructure improvements. This would be contrary to policies SP3 and SP9 of the

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Sevenoaks Core Strategy and the Council's Supplementary Planning Guidance: Affordable Housing.'

The motion was put to the vote and there voted –

9 votes in favour of the motion

3 votes against the motion

It was therefore

Resolved: That planning permission be REFUSED for the following reasons: 'The proposed development, by virtue of the scale, design, bulk and height of Block E, would have an unacceptable and dominating impact upon the street scene and upon the setting of the adjacent mill building recognized as a local landmark feature and an "undesigned" heritage asset. This would be contrary to Policy EN1 of the Sevenoaks District Local Plan and Policies SP1 and SP7 of the Sevenoaks Core Strategy.

The proposed development, by virtue of the scale, mass and height of Block E, would have an unacceptable overbearing impact upon the outlook and the living conditions of the properties opposite the site on Mill Lane, contrary to Policy EN1 of the Sevenoaks District Local Plan.

In the absence of a completed S106 agreement, the proposal would fail to make suitable provision for affordable housing on the site, nor would it contribute towards identified infrastructure improvements. This would be contrary to policies SP3 and SP9 of the Sevenoaks Core Strategy and the Council's Supplementary Planning Guidance: Affordable Housing.'

129. SE/12/03255/FUL - Holyoake Room, Holyoake Terrace, Sevenoaks TN13 1PA

The proposal was for the erection of a terrace of three dwellings and creation of three parking spaces, as revised by amended plans.

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

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Dale Mayhew
Parish Representative:	-
Local Member:	Cllr. Eyre

An email agreeing with the Officer's recommendation to refuse, previously circulated to Members by Cllr. Mrs Hunter, was read out to all those present.

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 delegated powers to

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Officers to refuse permission subject to no adverse adverse comments received as part of the outstanding consultation, be adopted.

Some Members felt that subject to landscaping and screening the application was acceptable.

The motion was put to the vote and there voted –

6 votes in favour of the motion

9 votes against the motion

The Chairman declared the motion to be LOST. It was MOVED by Cllr. Miss Thornton and was duly seconded:

‘That the Group Manager Planning be given delegated powers to APPROVE the planning application subject to a number conditions to be drafted by officers including landscaping , screening, impact of noise on future residents, materials submitted, parking and drainage.’

It was requested that the draft conditions be sent to local members for their consideration before a decision was issued.

The motion was put to the vote and there voted –

9 votes in favour of the motion

2 votes against the motion

It was therefore

Resolved: That the Group Manager Planning be granted delegated powers to APPROVE the planning application subject to a number conditions to b drafted by officers including landscaping , screening, impact of noise on future residents, materials submitted, parking and drainage.

130. SE/12/03119/FUL - 94 - 96 London Road, Sevenoaks TN13 1BB

The proposal was for the alteration of planning permission SE/10/02968/FUL - demolition of existing building: erection of a four storey building providing office space (use class B1) and parking (14 spaces) with 14 two-bedroom flats and creation of new vehicular access.

The Committee was addressed by the following speakers:

Against the Application:	Jennifer Wheatley
For the Application:	Martin Page
Parish Representative:	Cllr. Mrs London
Local Member:	Cllr. Fleming

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It was MOVED by the Chairman and was duly seconded that the recommendation in the report to grant planning permission subject to conditions be adopted.

Some Members were concerned by the increase in height and the effect on the surrounding area and adjacent conservation area. It was clarified that Members' were considering the application to alter the current granted scheme.

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 by Cllr. Miss Thornton and was duly seconded:

That planning permission be REFUSED for the following reasons:

'The proposed development, by virtue of its design, height and bulk, would have a detrimental and harmful impact on the character of the area and the streetscene. It would also fail to preserve or enhance the setting of the adjacent Vine Conservation Area. The proposal would therefore be contrary to Policy EN1 and EN23 of the Sevenoaks District Local Plan and policies SP1 and SP7 of the Sevenoaks Core Strategy.'

The motion was put to the vote and there voted –

9 votes in favour of the motion

3 votes against the motion

It was therefore

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

'The proposed development, by virtue of its design, height and bulk, would have a detrimental and harmful impact on the character of the area and the streetscene. It would also fail to preserve or enhance the setting of the adjacent Vine Conservation Area. The proposal would therefore be contrary to Policy EN1 and EN23 of the Sevenoaks District Local Plan and policies SP1 and SP7 of the Sevenoaks Core Strategy.'

THE MEETING WAS CONCLUDED AT 9.55 PM

CHAIRMAN

