

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 25 April 2013 commencing at 7.00 pm

Present: Cllr. Mrs. Dawson (Chairman)

Cllr. Williamson (Vice-Chairman)

Cllrs. Mrs. Ayres, Brookbank, Brown, Clark, Cooke, Dickins, Gaywood,
Ms. Lowe, McGarvey, Mrs. Parkin, Miss. Thornton and Underwood

Apologies for absence were received from Cllrs. Davison, Orridge, Piper,
Scholey and Walshe

Cllrs. Abraham, Ayres, Fleming, Neal, Raikes and Ramsay were also present.

138. Minutes

Copies of the minutes of the meeting on 18 April 2013 were tabled for Members' consideration.

Resolved: That the minutes of the meeting of the Development Control Committee held on 18 April 2013 be approved and signed by the Chairman as a correct record.

139. Declarations of Interest or Predetermination

No declarations of interest or predetermination were made.

140. Declarations of Lobbying

Cllrs. Mrs. Dawson and Dickins declared that they had been lobbied in respect of item 4.1 SE/13/00230/FUL - The Dyehurst Stud, Greenlands Farm, Uckfield Lane, Hever TN8 7LN

All members of the Committee, except Cllrs. Mrs. Ayres, Brookbank, Brown, Ms. Lowe and Underwood declared that they had been lobbied in respect of item 4.2 SE/13/00306/HOUSE - Fleetwith, 51A Mount Harry Road, Sevenoaks TN13 3JN.

Reserved Planning Applications

The Committee considered the following planning applications:

141. SE/13/00230/FUL - The Dyehurst Stud, Greenlands Farm, Uckfield Lane, Hever TN8 7LN

The proposal was for the conversion of the eastern part of an existing barn building to a two bedroom dwelling. The works required would be internal to separate the residential aspect from the stabling, with a residential curtilage to the northern and eastern sides of

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the building. the existing access to the south of the site would be utilised, with the existing hardstanding used for parking.

The site comprises a large open paddock, which lay directly adjacent to the rear boundary of Greenlands Farm house. It was generally bounded by mature hedging. It was situated within the Metropolitan Green Belt and the High Weald Area of Outstanding Natural Beauty.

On 1 August 2012 the Development Control Committee had previously approved an application for the same part of the building to be used for a holiday let.

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

The Committee was addressed by the following speakers:

Against the Application:	Jan Ryan
For the Application:	Mark Batchelor
Parish Representative:	Christine Thompson
Local Member:	Cllr. Neal

In response to a question Officers confirmed steps would be installed externally to the property, comparable to the application for the holiday let.

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.

Members were concerned that residential use would have an unacceptable impact upon the openness of the Green Belt.

It was suggested that, if allowed, the conversion to residential use would set a precedent for other local holiday lets.

The previous permission for conversion to a holiday let had been granted due to the very special circumstances of promoting the rural economy as encouraged by Policy SP8 of the Core Strategy. However no such circumstances existed for the present application.

The previously granted permission had also depended upon domestic paraphernalia being placed in the curtilage of the main house, Greenlands Farm. Residential use would likely create much greater impact through patios, sheds and garages.

It was felt the residential amenities would be inadequate for the new residential property to be created.

Several Members added that were permission to be granted then it would be important for the residential property to be tied to the ownership of the main house, Greenlands Farm.

The motion was put to the vote and the Chairman declared the motion to be LOST unanimously. It was MOVED by the Vice-Chairman and was duly seconded:

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That planning permission be REFUSED on grounds of the harm to the openness to the Green Belt.

An alteration to the motion was agreed to include the reason that the application undermined the sustainability of the rural economy under Policy SP8 of the Core Strategy.

A further alteration was agreed that the reasons for refusal be specified by Officers taking into account the points raised in debate and following discussion with the Local Member and the Chairman and Vice-Chairman of the Committee.

The motion was put to the vote and it was unanimously –

Resolved: That planning permission be REFUSED. Reasons to be confirmed by Officers taking into account those matters raised in debate and following discussion with the Local Member and the Chairman and Vice-Chairman of the Committee.

142. SE/13/00306/HOUSE - Fleetwith, 51A Mount Harry Road, Sevenoaks TN13 3JN

The proposal sought the demolition of garage and erection of a two-storey side extension, loft conversion which involved raising the roof height; the replacement of the existing porch with a larger porch; and the widening of the driveway entrance.

The property was a large detached property situated within the built urban confines of Sevenoaks. The site elevated, sloped from north east to south west and was set back from the public highway. Two other applications had been made on the property in the previous year, both refused.

Officers considered that the development would respect the context of the site and would not have an unacceptable impact on the street scene. Any potentially significant impacts on the amenities of nearby dwellings can be satisfactorily mitigated by way of the conditions imposed.

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:	Mr. Ockenden
For the Application:	Sean Edwards
Parish Representative:	-
Local Member:	Cllr. Fleming, Cllr. Raikes

In response to a question Officers confirmed the side extension would be 2.2m behind the principal elevation. The application would seek to increase the driveway from 3.5 to 4m.

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

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Concern was raised at the effect development would have on the light received by No.49 Mount Harry Road. It had failed the light test and Members commented that on the Site Inspection they observed how the extensions would be overbearing on a property which was already dark.

It was felt that, as the extension was brought forward closer to the building line, the development would create a terracing effect on the street scene.

The motion was put to the vote and the Chairman declared the motion to be LOST unanimously. It was MOVED by the Vice-Chairman and was duly seconded:

“That planning permission be REFUSED for the following reasons:

1. The proposed extension would appear cramped on this relatively restricted plot. The extended dwelling would form an incongruous feature that would erode the spaciousness of the street scene to the detriment of the character of the area contrary to Sevenoaks District Core Strategy Policy SP1 and Sevenoaks District Local Plan Policy EN1.
2. Due to the increase in built form and height as a result of the proposal along the boundary between the two properties (the site and No.49 Mount Harry Road) the proposal is unacceptable as the development would have an overbearing impact on the private amenity space of the neighbouring property (No.49) and is therefore contrary to Policies EN1 and H6B of the Sevenoaks District Local Plan.”

Members felt the proposed changes from the previous planning applications for the site were inadequate to resolve the concerns which had resulted in their refusals.

The motion was put to the vote and it was unanimously –

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

1. The proposed extension would appear cramped on this relatively restricted plot. The extended dwelling would form an incongruous feature that would erode the spaciousness of the street scene to the detriment of the character of the area contrary to Sevenoaks District Core Strategy Policy SP1 and Sevenoaks District Local Plan Policy EN1.
2. Due to the increase in built form and height as a result of the proposal along the boundary between the two properties (the site and No.49 Mount Harry Road) the proposal is unacceptable as the development would have an overbearing impact on the private amenity space of the neighbouring property (No.49) and is therefore contrary to Policies EN1 and H6B of the Sevenoaks District Local Plan.

143. SE/12/03277/FUL - Chelsham, Church Road, Hartley DA3 8DN

The proposal was for the demolition of an existing bungalow and erection of one pair of semi-detached chalet bungalows with off-street parking for 4 cars accessed via a new access.

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The site comprised a corner residential plot currently occupied by a detached bungalow set within an established residential area on the corner of Gresham Avenue and Church Road. There was a well planted boundary. Permission had previously been granted on appeal for a single 4-bed house on this part of the site.

The Case Officer advised that in terms of position on site and design the existing planning permission was for a building similar to the one now proposed. However the present application was for the building to be split into two semi-detached units, hardstanding would be in place of the proposed carport and the front doors would be placed on the side elevations of the building.

Members' attention was drawn to the tabled Late Observations sheet. The Officer recommended an amendment to condition 4 to add that it be in accord with a time scale to be approved by the LPA.

The Committee was addressed by the following speakers:

Against the Application:	Steve Watkins
For the Application:	Paddy Miller
Parish Representative:	-
Local Member:	Cllr. Abraham, Cllr. Ramsay

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

It was noted that there was a small decrease in built form over the application previously granted permission. There would be the same number of bedrooms though there could be a small increase in traffic resulting. Members expressed support for smaller properties to allow residents to downsize.

There was concern that having two properties would result in an intensification in the use of the gardens.

The motion was put to the vote and there voted –

8 votes in favour of the motion

4 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.

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

3) Before the occupation of the development hereby permitted the car parking and turning areas shown on the approved plans shall be provided and shall be kept available at all times for the parking of cars.

To ensure adequate off street parking for future residents.

4) No development shall take place until full details of both hard and soft landscape works including any tree planting have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

To ensure a satisfactory appearance upon completion in accordance with the provisions of policy EN1 of the Sevenoaks District Local Plan.

5) The development hereby permitted shall be carried out in accordance with the following approved plans: P01A, P03, P021B, P031, P041, P051, P061, P071

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

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

To protect the character and amenities of the surrounding area in accordance with the provisions of policy EN1 of the Sevenoaks District Local Plan.

THE MEETING WAS CONCLUDED AT 8.58 PM

CHAIRMAN