

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 11 July 2013 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Miss. Thornton (Vice-Chairman)

Cllrs. Brown, Clark, Cooke, Mrs. Davison, Dickins, Edwards-Winsler, Gaywood, McGarvey, Orridge, Mrs. Parkin, Piper, Miss. Stack, Miss. Thornton, Underwood and Walshe

Apologies for absence were received from Cllrs. Mrs. Ayres, Brookbank and Mrs. Dawson

Cllrs. Fleming, Mrs. Hunter, Neal and Raikes were also present.

17. Minutes

Resolved: That the minutes of the meeting of the Development Control Committee held on 13 June 2013 be approved and signed by the Chairman as a correct record.

18. Declarations of Interest or Predetermination

Cllr. Brown declared an interest in item 4.2 - SE/13/01159/HOUSE - 1 Plymouth Drive, Sevenoaks TN13 3RW in that he lived on the same road as the application site. He stated that he would take part in the debate but would not vote.

19. Declarations of Lobbying

The Committee declared that they had been lobbied in respect of item 4.4 SE/13/00628/HOUSE - White Gables, High Street, Farningham, Dartford DA4 0DB.

All of the Committee except for Cllrs. Miss. Stack, Miss. Thornton and Williamson declared that they had also been lobbied in respect of item 4.7 SE/13/00815/HOUSE - Little Buckhurst Barn , Hever Lane, Hever, Edenbridge TN8 7ET.

Order of the Agenda

With the agreement of the meeting the Chairman announced that items 4.5 SE/13/00977/HOUSE - Dryhill Cottage, Dryhill Lane, Sundridge, Sevenoaks TN14 6AA and 4.6 SE/13/00978/LBCALT - Dryhill Cottage , Dryhill Lane, Sundridge, Sevenoaks TN14 6AA would be considered simultaneously.

Reserved Planning Applications

The Committee considered the following planning applications:

Development Control Committee - 11 July 2013

20. SE/13/00081/REM - Former Sevenoaks Police Station, Morewood Close, Sevenoaks Kent TN13 2HX

The application was for reserved matters pursuant to outline permission. There would be 55 residential units across 4 buildings, 40% of which would be Affordable Housing.

The application had been deferred from the meeting of the Committee held on 18 April 2013 to seek changes to the scheme in consultation with the Local Members. Members had been concerned about the design, particularly of Block A fronting London Road and considered the building to be monolithic, lacking in distinctive features and did not make a positive impact on its surroundings. Members also considered the use of materials, including the choice of brickwork and timber cladding, to be inappropriate to the town.

There would now be cream rendered finish at ground level and on the recessed top floors of block A, B and C. Windows were designed larger to emphasise the glazing rather than brickwork. Block A was shown to have its design broken up by projections and recesses.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Mr. Meader
Parish Representative:	-
Local Member:	-

In response to a question Officers confirmed there was no policy to require a signature building as requested by Sevenoaks Town Council. Members sought to ensure the conditions would cover the nature of the timber cladding that it was not similar to that found at the Railway and Bicycle.

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

Several Members of the Committee raised concern at the proposed design and felt that more significant changes should have been made from the design as deferred. The v-shaped front was too subtle and the timber cladding was undesirable. It was suggested that in design terms it was a missed opportunity to make use of the site.

It was felt the enlarged windows an improvement.

The motion was put to the vote and it was –

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

- 1) The southernmost portion of the turning head to the rear of Block B shall be hatched with "keep clear" markings or other similar measures, in accordance with a scheme that shall be submitted to and approved writing by the Local Planning Authority prior to the first occupation of Block B or Block D. The approved details shall be maintained as such thereafter.

Development Control Committee - 11 July 2013

To ensure suitable provision for the turning of refuse vehicles, in accordance with policy EN1 of the Sevenoaks District Local Plan.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 5827 01C, 10D, 11D, 12D, 13B, 14C, 15C, 16C, 17E, 18A, 19 21C, 22C, 23C, Bir.4175_01 and Bir.4175_02

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

3) The material samples required under condition 4 of SE/11/02471 shall include a sample panel measuring a minimum of 300mm x 300mm in area of the timber cladding to be used in the external elevations of the development, and shall demonstrate how the individual timbers will join with one another, and details of any staining proposed to the timber cladding.

To ensure a satisfactory appearance to the development, in accordance with Policy SP1 of the Sevenoaks Core Strategy and Policy EN1 of the Sevenoaks District Local Plan.

Informatives

1) The refuse bins that are depicted on the approved plans appear to be 1,100L wheeled bins, and if so each refuse storage area has the required no. of bins. The 1,100L bins must be of the drop-front variety as outlined in the Sevenoaks District Council guidance to developers. Further, the bins should be allocated as follows:

a. Refuse Block A: 3 bins for general waste (black sacks) & 3 bins for recyclable waste (clear sacks and large cardboard)

b. Refuse Block B: 2 bins for general waste (black sacks) & 2 bins for recyclable waste (clear sacks and large cardboard)

c. Refuse Block C: 2 bins for general waste (black sacks) & 2 bins for recyclable waste (clear sacks and large cardboard)

d. Refuse Block D: 1 bin for general waste (black sacks) & 1 bin for recyclable waste (clear sacks and large cardboard)

2) The surfacing materials for the access and roadways hereby approved and as shown on the plans, shall be constructed to accommodate the weight of a 26 tonne refuse collection vehicle.

3) You are advised that the drainage details required as part of condition 12 of the outline planning permission remain outstanding and will need to be subject to a separate details submission.

4) Any gate installed on the boundary between the dry access route to Block D and the adjacent public footpath must be designed to open inwards into the site, to avoid obstruction of the public footpath.

Development Control Committee - 11 July 2013

21. SE/13/01159/HOUSE - 1 Plymouth Drive, Sevenoaks TN13 3RW

The proposal was for the erection of a two storey side extension and alterations to no. 1 Plymouth Drive. The site was in the built urban confines of Sevenoaks and adjacent to the Vine Conservation Area.

Officers considered that the application would have no adverse impact upon the residential amenities of the occupants or of neighbours. It would not have detrimental impact upon the character or setting of the Vine Conservation Area as it was sited to the southeast of the property, away from the Conservation Area. The proposals were small and subservient to the existing roof line and so would not harm the existing street scene.

The Committee was addressed by the following speakers:

Against the Application:	Mr. Courtney
For the Application:	Mrs. Tasker
Parish Representative:	Cllr. Raikes
Local Member:	Cllr. Fleming

In response to a question Officers confirmed the extension came no more than 2.7m forward from the existing line. The Case Officer felt the extension to be modest and at ground level there was minimal visual impact from the south until the point of the closed-off entrance.

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

The Committee noted the comments of the Local Member that the proposals would not be in harmony with adjoining buildings, would have detrimental amenity impact and would not enhance the appearance of the Conservation Area. The Residential Character Area Assessment emphasised that the area was characterised as open and spacious with buildings of high standard. Development would have an impact on the setting of The Vine.

Some Members considered that the extension would have a considerable impact on the streetscene. The existing windows were an important part of the design. Although the building contributed beneficially to the street scene, nearly all this would be lost.

It was noted that the first reason used to refuse application SE/12/03391/FUL could apply equally to the present application.

The Group Manager Planning Services advised the Committee they were not to take account of the motives of the applicants.

The motion was put to the vote and the Chairman declared the vote to have been LOST. It was MOVED by Cllr. Clark and was duly seconded that permission be refused. This would be on the first ground as used to refuse planning application SE/12/03391/FUL.

The motion was put to the vote and it was –

Development Control Committee - 11 July 2013

Resolved: That planning permission be REFUSED as the proposal would result in a cramped front of development which would be detrimental to the overall character and appearance of the area. This conflicts with policies EN1 of the Sevenoaks District Local Plan and SP1 of the Sevenoaks District Core Strategy and the guidance outlined within the Sevenoaks Residential Character Area Assessment.

22. SE/13/01293/FUL - Mercury House, Station Road, Edenbridge TN8 6HL

The Committee was informed that this item had been withdrawn from the agenda.

23. SE/13/00628/HOUSE - White Gables, High Street, Farningham, Dartford DA4 0DB

The proposal was for the demolition of a conservatory and detached single garage and the erection of a single storey rear extension and two storey side extension. The site was bounded by a conservation area and was in both an Area of Outstanding Natural Beauty and of archaeological potential. It was opposite a Grade II listed building at South Hall.

Officers considered that the proposal preserved the character of the Conservation Area and would not have an unacceptable impact on the character and historic setting of the Listed Building. The proposal would not have an unacceptable impact on the street scene, AONB or the amenities of the neighbouring properties.

The Committee was addressed by the following speakers:

Against the Application:	Mr. Roberts
For the Application:	-
Parish Representative:	-
Local Member:	-

In response to a question the Case Officer confirmed she did not believe the policy regarding visual terracing applied due to the orientation of the buildings and because the gaps between properties on the street were irregular.

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

The Local Member on the Committee raised concerns of the extent the property had already been increased, how the site was overdeveloped and that the provision of 2 parking spaces would be inadequate for a property that size. Concern was raised at the detriment to the amenity of the neighbouring property due to the increased shade cast on the garden.

The motion was put to the vote and the Chairman declared the vote to have been LOST. It was MOVED by Cllr. Miss. Stack and was duly seconded that permission be refused.

Members added reasons for the refusal. It was felt that the application would have a detrimental effect on the street scene, contrary to the Conservation Area. Given the comments made it would also be contrary to Policies EN1 and EN23 of the saved Sevenoaks District Local Plan and LO8 of the Core Strategy. Members wanted an informative added regarding the impact on neighbours' amenities.

Development Control Committee - 11 July 2013

The motion was put to the vote and it was –

Resolved: That planning permission be REFUSED on the grounds that by virtue of its size, bulk and position the proposal would result in a cramped form of development within the site which would be detrimental to the character of the street scene and the would fail to preserve or enhance the Conservation Area. This is contrary to policies EN1 and EN23 of the Sevenoaks District Local Plan, LO8 of the Sevenoaks Core Strategy and the National Planning Policy Framework.

Informative

The members of the Development Control Committee were concerned with the impact the proposal would have on the amenity of the neighbouring dwelling (1 Hillside) due to the loss of light to their rear garden.

24. SE/13/00977/HOUSE - Dryhill Cottage, Dryhill Lane, Sundridge, Sevenoaks TN14 6AA

The proposal was for the erection of a single storey glass extension to form a kitchen and dining area linked to the existing building as well as the laying of a paved terrace. The proposed extension would extend to the rear and side of the house infilling between the existing dining room and kitchen and would be located on the site of the existing terrace.

The site was in an Area of Outstanding Natural Beauty, Flood Zones 2 and 3, the Metropolitan Green Belt and was adjacent to a site of Nature Conservation Interest. It was a Grade II Listed Building.

Officers considered that the proposed development would represent appropriate development within the Metropolitan Green Belt which would not have a detrimental impact upon the Grade II listed Building, Area of Outstanding Natural Beauty, Area of Archaeological Potential, adjacent Site of Conservation Interest or be detrimentally impacted upon by the flood zone. The proposed development would protect the historic character and setting of the listed building.

The Committee was addressed by the following speakers:

Against the Application:	Mrs. Chambers
For the Application:	Mr. West
Parish Representative:	Cllr. Jolley
Local Member:	-

In response to a question the public speaker for the application clarified that the area wall to be removed from the kitchen was a more recent element. Lighting was to come from 4 corner spot LED lights akin to mood lighting.

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

It was noted a Members' Site Inspection had been carried out.

Development Control Committee - 11 July 2013

A condition was added to the motion that no irreparable damage be done to the main structure of the original building, except for the newer elements, so that it is protected. Another condition would be added that the lights be downward and inward facing in order to minimise light pollution.

Concern was raised that the extension was large, unsympathetic to the existing building and the local area. The open glass would allow light pollution.

Other Members felt the design allowed a clear distinction between the original building and the extension, a style used by English Heritage. It allowed the property to be useable and useful. The extension was small and discreet.

The motion was put to the vote and it was –

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 development shall be those indicated on the approved plan E12019PP108 unless otherwise agreed by the Local Planning Authority.

To maintain the integrity and character of the listed building as supported by EN1 of the Sevenoaks District Local Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: E12019PP101, 106b, 107b, 108, 109b, 110, 111a

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

4) No development shall begin until details of flood proofing of the conservatory have been submitted to and approved in writing by the Council. Any proposed scheme shall then be completed in accordance with the approved details before the first use of occupation of the development.

In the interests of flood alleviation and to meet sustainability objectives.

25. SE/13/00978/LBCALT - Dryhill Cottage , Dryhill Lane, Sundridge, Sevenoaks TN14 6AA

The application was for listed building consent for the erection of a single storey glass extension to form a kitchen and dining area linked to the existing building as well as the laying of a new paved terrace.

This item was considered under minute item 24 SE/13/00977/HOUSE - Dryhill Cottage, Dryhill Lane, Sundridge, Sevenoaks TN14 6AA.

Development Control Committee - 11 July 2013

Resolved: That listed building consent 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The materials to be used in the construction of the development shall be those indicated on the approved plan E12019PP108 unless otherwise agreed by the Local Planning Authority.

To maintain the integrity and character of the listed building as supported by EN1 of the Sevenoaks District Local Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: E12019PP101, 106b, 107b, 108, 109b, 110, 111a

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

26. SE/13/00815/HOUSE - Little Buckhurst Barn , Hever Lane, Hever, Edenbridge TN8 7ET

The proposal was for the erection of a single storey rear extension of 44m² with part flat roof and glazed south west elevation and a glazed link extension of 3.4m². Alteration to main dwelling. There would be part demolition of the existing retaining wall and proposed hard landscaping. The site was in the Metropolitan Green Belt and High Weald Area of Outstanding Natural Beauty.

Officers considered that the proposal constituted a disproportionate addition to the original barn. The proposed extension was not sympathetic or well articulated to the existing barn due to its modern glazed appearance. The scale and coverage of it would result in a large bulky development to a modest traditional barn. It would not respond to the distinctive local character of the area.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Mr. Saunders
Parish Representative:	-
Local Member:	Cllr. Neal

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

Members noted the support from the Local Member and that the Parish Council did not object.

Concern was raised at the size of the proposal and that it could overpower the existing structure. The design did not go with the barn and some felt that it was shed-like.

Development Control Committee - 11 July 2013

The motion was put to the vote and there voted –

6 votes in favour of the motion

6 votes against the motion

In accordance with paragraph 24.2 of Part 2 in the Council's Constitution, the Chairman used his casting vote in favour of the motion. It was -

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

- 1) The extension constitutes a disproportionate addition to the original barn. The development is therefore not in accordance with Section 9 of the NPPF or Policy H14A of the SDLP.
- 2) The extension is not compatible with the existing dwelling and does not respond to the distinctive local character of the area. The proposal is not in accordance with Policy SP1 of the Sevenoaks District Core Strategy or Policy EN1 of the SDLP.

THE MEETING WAS CONCLUDED AT 9.58 PM

CHAIRMAN

