

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 30 April 2015 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Mrs. Ayres, Brookbank, Clark, Cooke, Edwards-Winsler, McGarvey, Orridge, Raikes, Miss. Stack and Walshe

Apologies for absence were received from Cllrs. Bosley, Firth, Gaywood, Mrs. Parkin and Underwood

Cllrs. Ayres, Mrs. Dawson, Fleming, Hogarth and Piper were also present.

119. Minutes

Resolved: That the minutes of the Development Control Committee held on 1 April 2015 be approved and signed by the Chairman as a correct record.

120. Declarations of Interest or Predetermination

Cllr. Raikes declared a pecuniary interest in minute items 123, 124 and 125 - Wildernesse House, Wildernesse Avenue Sevenoaks TN15 0EB (SE/14/01562/OUT, SE/14/01563/LBCALT and SE/14/01531/FUL). Upon their consideration he left the Chamber and did not take part in the debate or voting thereon.

Cllr. Raikes also declared that he was a Member of Sevenoaks Town Council for minute item 126 - SE/14/02434/FUL 10 The Drive, Sevenoaks TN13 3AE and had been party to decisions of Sevenoaks Town Council but remained open minded.

Cllr. Miss. Thornton declared that she was the Local Member for minute items 123, 124 and 125 - Wildernesse House, Wildernesse Avenue Sevenoaks TN15 0EB (SE/14/01562/OUT, SE/14/01563/LBCALT and SE/14/01531/FUL) and that she had communication with local residents but remained open minded.

Cllr. Miss. Thornton also declared that she knew an immediate neighbour of the property in minute item 126 - SE/14/02434/FUL 10 The Drive, Sevenoaks TN13 3AE.

121. Declarations of Lobbying

All Members declared that they had been lobbied in respect of minute items 123, 124 and 125 - Wildernesse House, Wildernesse Avenue Sevenoaks TN15 0EB (SE/14/01562/OUT, SE/14/01563/LBCALT and SE/14/01531/FUL).

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Unreserved Planning Applications

There were no public speakers against the following item and no Member reserved the item for debate. Therefore, in accordance with Part 7.3(e) of the constitution, the following matter was considered without debate:

122. SE/14/03983/FUL Henmans, High Street, Cowden Kent TN8 7JL

The proposal was for demolition of existing detached dwelling and garage and erection of a replacement detached dwelling with basement, including introduction of new garage outbuilding currently permitted by lawful development certificate; introduction of outdoor swimming pool in rear garden (Amended proposal reduced in size and height to that refused planning permission under SE/14/02079/FUL). It had been referred to Committee in the absence of a Ward Member for the Cowden and Hever Ward and the Officer's recommendation being contrary to that of the Parish Council.

Members' attention was brought to the main agenda papers and the late observation sheet which proposed amendments and changes to the recommendations before the Committee.

Resolved: That 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) 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 replacement dwelling 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 is in harmony with the existing character of the locality as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted

- 3) No development shall take place until details of the: existing levels of the land; any proposed slab levels and any changes in levels have been submitted for approval. The development shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local

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Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted

- 4) 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 Council. Those details shall include:-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation.

To preserve the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted

- 5) 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 preserve the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted

- 6) 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.

In the interests of environmental sustainability and reducing the risk of climate change as supported in Policy SP2 of the Sevenoaks Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted

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- 7) Prior to the commencement of development, the existing dwelling known as Henmans and garaging identified on submitted drawing 1205/106 A, shall be demolished and removed from the site, including the removal of all resultant materials.

To protect the openness of the Metropolitan Green Belt and the character of the landscape as supported by policy GB1 of the Sevenoaks Allocations and Development Management Plan and the guidance outlined within the National Planning Policy Framework.

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

To prevent inappropriate development in the Green Belt as supported by policy GB1 of the Sevenoaks Allocations and Development Management Plan.

- 9) No building, enclosure or swimming pool, 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 prevent inappropriate development in the Green Belt as supported by of the Sevenoaks Allocations and Development Management Plan.

- 10) The development hereby permitted shall be carried out in accordance with the following approved plan: Site Plan, Drawing No's 1205/98 A, 1205/99 A, 1205 100 B, 1205/101 C, 1205/02 C, 1205/103 A, 1205/104 B, 1205/105 A, 1205 106/A, 1205/108 A, 1205/109 A, received 23.02.14 and 03.02.15.

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

Informatives

- 1) The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

The Committee considered the following planning applications:

123. SE/14/01562/OUT Wildernesse House, Wildernesse Avenue, Sevenoaks TN15 OEB

The proposal was for a development comprising of: (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use); conversion of

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the existing grade II listed Wildernesse House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities; car parking for up to 118 cars for residents, visitors and staff of the extra care community; the creation of a new vehicular access onto Park Lane and an access driveway; a comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles; and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3) description amended 12 December 2014 and 6 February 2015.

It had been referred to Committee as the Officer's recommendation was at variance to the view of the Parish Council and at the request of Councillor Hogarth who was of the view that the proposal would potentially result in a detrimental impact on the Metropolitan Green Belt, highways safety, the listed building and the conservation area.

Members' attention was brought to the main agenda papers and the late observation sheet which proposed amendments and changes to the recommendations before the Committee.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Guy Flintoft
Parish Representative:	Parish Cllr. Tony Bulleid
Local Member:	Cllr. Hogarth

Members asked questions of clarification from the speakers and officers.

It was moved by the Chairman and duly seconded that the recommendation in the agenda papers as amended by the late observations, to grant planning permission subject to conditions be agreed.

Members considered the Parish Council's concerns with regards to the construction traffic and it was suggested that the informative could be strengthened as the word 'endeavour' was not strong enough.

Subject to the amendment to the second informative by the deletion of the words 'endeavour to', 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 (with the exception of the three residential units) 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) Details relating to the layout, scale and appearance of each of the proposed three residential units, the means of access, and the landscaping associated with each residential unit (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the District Planning Authority before the development of each residential unit is commenced.
- 3) Application for approval of the reserved matters relating to the three residential units shall be made to the District Planning Authority before the expiration of three years from the date of this permission.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

- 4) The development relating to the erection of three residential units must be begun before: -The expiration of three years from the date of this permission; or -The expiration of two years from the final approval of the reserved matters whichever is the later.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

- 5) The development hereby permitted shall be carried out in accordance with the following approved plans: 5433/P/002, 234852-140-B Revision A, 234852-140-LG Revision A, 234852-140-00 Revision A, 234852-140-01 Revision A, 234852-140-02 Revision A, 234852-140, 234852-141, 234852-142, 234852-143, 234852-144, 234852-145, 234852-146, 234852-147, 234852-148, 234852-14L, 234852-150-B Revision A, 234852-150-LG Revision A, 234852-150-00 Revision A, 234852-150-01 Revision A, 234852-150-02 Revision A, 234852-160, 234852-161, 234852-162, 234852-163, 234852-200-B Revision P2, 234852-200-LG Revision P2, 234852-200-00 Revision P2, 234852-200-01 Revision P2, 234852-200-02 Revision P2, 234852-200-04 Revision P2 234852-220, 234852-221, 234852-222, 234852-223, 234852-2LG, 234852-450, 234852-451, A211-A-Z0-(01)P101 Revision B, A211-A-Z1-E-(01)P101, A211-A-Z1-E-(01)P102, A211-A-Z1-E-(01)P103, A211-A-Z1-E-(01)P201, A211-A-Z1-E-(01)P202, A211-A-Z1-E-(01)P203, A211-A-Z1-E-(01)P301, A211-A-Z1-E-(01)P302, A211-A-Z1-E-(01)P303, A211-A-Z1-E-(01)P304, A211-A-Z1-BC-(01)P101 Revision A, A211-A-Z1-BC-(01)P102 Revision A A211-A-Z1-BC-(01)P103 Revision A, A211-A-Z1-BC-(01)P104 Revision A, A211-A-Z1-BC-(01)P201 Revision A, A211-A-Z1-BC-(01)P202 Revision A, A211-A-Z1-BC-(01)P301 Revision A, A211-A-Z1-BC-(01)P302 Revision A, A211-A-Z1-BC-(01)P303 Revision A, A211-A-Z1-BC-(01)P304 Revision A, A211-A-Z2-(01)P101 Revision B, A211-A-Z2-(01)P102 Revision A, A211-A-Z2-(01)P103 Revision A, A211-A-Z2-(01)P104 Revision A, A211-A-Z2-(01)P201 Revision A, A211-A-Z2-(01)P202 Revision A, A211-A-Z2-A-(01)P101 Revision B, A211-A-Z2-A-(01)P102 Revision A, A211-A-Z2-A-(01)P103, A211-A-Z2-A-(01)P104, A211-A-Z2-A-(01)P201, A211-A-Z2-A-(01)P202, A211-A-Z2-A-(01)P301, A211-A-Z2-B-(01)P101, A211-A-Z2-B-(01)P102 Revision A, A211-A-Z2-B-(01)P103 Revision A, A211-A-Z2-B-(01)P104 Revision A, A211-A-Z2-B-(01)P201 Revision A, A211-A-Z2-B-(01)P202 Revision A, A211-A-Z2-B-(01)P301 Revision A, A211-A-Z2-C-(01)P101 Revision B, A211-A-Z2-C-(01)P102, A211-A-Z2-C-(01)P103, A211-A-

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Z2-C-(01)P104, A211-A-Z2-C-(01)P201, A211-A-Z2-C-(01)P202, A211-A-Z2-C-(01)P301, A211-A-Z2-D-(01)P101 Revision A, A211-A-Z2-D-(01)P102 Revision A, A211-A-Z2-D-(01)P103, A211-A-Z2-D-(01)P104, A211-A-Z2-D-(01)P201, A211-A-Z2-D-(01)P202, A211-A-Z2-D-(01)P301, A211-A-Z2-E-(01)P101, A211-A-Z2-E-(01)P102 Revision A, A211-A-Z2-E-(01)P103, A211-A-Z2-E-(01)P104, A211-A-Z2-E-(01)P201, A211-A-Z2-E-(01)P202 and A211-A-Z2-E-(01)P301.

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

- 6) The reserved matters for the three residential units shall be in accordance with the parameters set out in the College Site Development Specification Document (Supporting Document 14).

To preserve the openness of the Green Belt, the setting of Wildernesse House, the character and appearance of the area and residential amenities as supported by policies LO1, LO8 and SP1 of the Sevenoaks District Core Strategy and policies EN1, EN2, EN4 of the Sevenoaks District Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 7) No works shall take place in relation to the erection of the approved extension to the main house until samples of the materials to be used in the construction of the external surfaces of the new extension hereby granted consent have been submitted to and approved in writing by the Council. The works shall be carried out using the approved materials.

To conserve the significance of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 8) No works shall take place in relation to the erection of the approved extension to the main house and alterations to doors and windows until all door and window details of the approved extension and of the new openings in the main house, at a scale of not less than 1:20, have been submitted to and approved in writing by the Council. The works shall be carried out in accordance with the approved details.

To conserve the significance of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

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- 9) No development shall take place in relation to the erection of the new buildings in each phase of development until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted in each phase have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

- 10) No new development shall take place until detailed plans of the proposed new access onto Park Lane, including dimensions, surface materials, drainage and proposed traffic signs, and also showing acceptable visibility splays to the left, to the right and forwards along Park Lane have been submitted to and approved in writing by the Local Planning Authority. These plans should be accompanied by a Stage One safety audit prepared by an independent Safety Auditor and the development shall be carried out in accordance with the approved details.

In the interests of highway safety and visual amenity as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 11) No new development shall take place until full details of turning and parking areas within the southern part of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 12) The development in relation to the new extra care accommodation units created within the main house shall achieve a BREEAM standard of "Very Good". Prior to the occupation of this part of the development evidence shall be provided to the Local Authority that the development has achieved a BREEAM Post Construction Certificate minimum standard of "Very Good" or alternative as agreed in writing by the Local Planning Authority.

In the interests of environmental sustainability and reducing the risk of climate change as supported in Policy SP2 of the Sevenoaks Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 13) To protect the amenity of the area and nearby residents as supported by policies EN1 and EN2 of the Sevenoaks Allocations and Development

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Management Plan and R18 of the Seal Village Design Statement. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 14) Notwithstanding the information submitted, no new development in each of the identified phase shall be carried out until full details of the proposed hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Those details shall include: - hard landscaping plans (identifying existing hard standing to be retained and proposed hard standing to be laid); - planting plans (identifying existing planting, plants to be retained and new planting); - a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and - a programme of implementation.
- 15) Hard and soft landscape works shall be carried out before first occupation of any phase of the development. The landscape works shall be carried out in accordance with the approved details.
- 16) 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 safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 17) Notwithstanding the information submitted, no new development shall be carried out on the land until full details of the proposed location of new services to the development, particularly in relation to the root protection areas of retained trees, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

To secure the retention of the trees and to safeguard their long-term health as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 18) Notwithstanding the information submitted, no new development shall be carried out on the land until full details of the position of the new access driveway, particularly in relation to the root protection areas of retained trees, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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To secure the retention of the trees and to safeguard their long-term health as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 19) No development shall be carried out on the land until a Construction Management Plan, which should include (i) permitted routes for construction traffic including lorries, (ii) details of car parking for construction personnel, (iii) undertaking that no vehicles will be permitted to reverse into or out of the site except under the supervision of a banksman, (iv) details of wheel washing facilities and procedures, and (v) proposed times for construction work to be carried out, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out fully in accordance with the approved Construction Management Plan.

In the interests of highway safety and visual amenity as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 20) With the exception of the three C3 dwellings approved in outline (to which no part of this condition shall apply) the development hereby approved shall be used and managed only as a scheme of leasehold accommodation with integrated services and facilities for older people (*sui generis*). No unit of accommodation shall be occupied at any time other than by a person aged 60+ together with their spouse, partner or companion as appropriate, except that where a person aged less than 60 years is predeceased having resided within the development as a spouse, partner or companion, that person may continue to reside within the development. The operator of the development shall at all times, following occupation of the development, provide a range of well being services and facilities as described in the Planning, Design and Access Statement (SD1), submitted in support of the planning application including procuring an agency registered for the provision of on site personal care to provide services to residents.

To ensure the retention of the approved use of the site.

- 21) The existing buildings as shown on the approved plan drawing number A211-A-Z0-(00) P101 shall be demolished and, apart from those to be re-used in relation to the construction of the proposed new access road from Park Lane, all materials resulting therefrom shall be removed from the land before development commences, or within such period as shall have been agreed in writing by the Council.

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- 22) The development shall be carried out in accordance with the Landscape Statement and the Strategic Landscape Management Plan submitted as part of the planning application.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 23) The development shall be carried out in accordance with the Ecological and Biodiversity Report submitted as part of the planning application.

To ensure the long term retention of species on the site and in the surrounding area as supported by policy SP11 of the Sevenoaks District Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 24) No development shall be carried out on the land until a precautionary reptile mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out wholly in accordance with the approved mitigation strategy.

Reason: To ensure the long term retention of reptiles on the site and in the surrounding area as supported by policy SP11 of the Sevenoaks District Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 25) No development shall be carried out on the land in relation to the new build development until a detailed contamination investigation has been submitted to and approved in writing by the Local Planning Authority. The investigation shall comprise the following:1) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.2) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. Prior to any remediation commencing on site, approval shall be obtained from the Local Planning Authority of any such remedial works required. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.3) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance (ref 3). If during any works contamination is encountered which has not previously been identified

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then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.4) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. This shall include photographic evidence. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report, together with the necessary documentation detailing what waste materials have been removed from the site and evidence of the final point of disposal of any contaminated material, i.e. Waste Transfer Notes.

To ensure that risks from land contamination to both future users or the land and adjoining land are minimised as supported by the National Planning Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 26) If any infill material is to be brought onto the site, only naturally occurring rocks, sub-soils and soils (including those containing <20% organic matter) and recycled construction and/or demolition materials (but excluding those containing bricks and concrete >70mm, metal, plasterboard, asbestos cement or other contaminated materials) shall be used. This shall be from a certified source to ensure that it is not contaminated in terms of its intended end use. The relevant Certification Documents shall be sent to the Local Planning Authority (LPA) prior to any development commencing on the site. No development shall commence until the LPA has given written approval of the documents. No sludges or slurries may be used. Analytical evidence shall be provided to verify imported soils are suitable for the proposed end use. This will require characterisation of the source and target sites in accordance with BS ISO 15176:2002 and subsequent relevant soil analyses. The sampling protocols and soil guideline values to be used for assessment of suitability will be dependant on the source of the soil and the proposed use of the target site and this shall be agreed with the LPA prior to any development commencing on the site. As a minimum, for large volumes of homogenous natural soils for use in non-sensitive areas, such as commercial end uses, sampling frequency shall be at least one per thousand cubic metres (1:1000m³). Soils for use in sensitive areas, such as domestic gardens, and where imported soils are less homogenous, the sampling frequency shall be greater (i.e. up to one per hundred and fifty cubic metres (1:150m³)). A closure report shall be submitted once remediation works have been completed. This shall include results of all sampling undertaken and certification of imported soils. This condition shall not be discharged until a closure report has been submitted to and approved by the LPA.

To ensure that risks from land contamination to both future users or the land and adjoining land are minimised as supported by the National Planning

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Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 27) In the interests of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.
- 28) No new development shall take place until a phasing plan for the development is submitted.

Reason: No such details have been submitted. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 29) No demolition/site clearance work shall be carried out on the land until a Demolition Management Plan is submitted and approved in writing by the Local Planning Authority, which should include (i) permitted routes for construction traffic including lorries, (ii) details of car parking for construction personnel, (iii) undertaking that no vehicles will be permitted to reverse into or out of the site except under the supervision of a banksman, (iv) details of wheel washing facilities and procedures, and (v) proposed times for construction work to be carried out, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out fully in accordance with the approved Demolition Management Plan.

Reason: In the interests of highway safety and visual amenity as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 30) The development shall be carried out wholly in accordance with the Flood Risk Assessment submitted as part of the outline planning application.

Reason: To avoid overload of any existing drainage systems, to ensure the development site and other land does not suffer an unacceptable or increased risk of flooding and/or pollution and to ensure that sustainability and environmental objectives are met as supported by the National Planning Policy Framework.

- 31) No development shall be carried out on the land until a detailed bat mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out wholly in accordance with the approved mitigation strategy.

Reason: To ensure the long term retention of bats on the site and in the surrounding area as supported by policy SP11 of the Sevenoaks District Core

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Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

Informatives

- 1) The proposed development of the three residential units has been assessed and it is the Council's view that the CIL IS PAYABLE. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.
- 2) The Council's preferred option in terms of the main route taken by the demolition/site clearance traffic and construction traffic is Seal Drive. Clearly other roads in the locality will also be required to be utilised. However, to acknowledge the sensitivity of this matter the Council will carry out a consultation process for any application to discharge the Demolition Management Plan and Construction Management Plan conditions.

(Cllr. Raikes left the room for this item and did not take part in the debate or voting thereon)

124. SE/14/01563/LBCALT Wildernesse House, Wildernesse Avenue, Sevenoaks TN15 OEB

The proposal was for partial demolition of and alterations to the grade II listed Wildernesse House. It had been referred to Committee at the request of Councillor Hogarth who was of the view that the proposal should be considered in conjunction with planning application SE/14/01562/OUT so that the development could be considered as a whole.

Members' attention was brought to the main agenda papers and the late observation sheet which added planning history and clarification to the report but did not change the recommendations before the Committee.

The Chairman asked whether the speakers wished to address the Committee again and they confirmed that they were all satisfied that their points had already been made when speaking to minute 123 - SE/14/01562/OUT Wildernesse House, Wildernesse Avenue, Sevenoaks TN15 OEB.

It was moved by the Chairman and duly seconded that the recommendation in the agenda papers as amended by the late observations, to grant planning permission subject to conditions be agreed.

The motion was put to the vote and it was

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

- 1) The works to which this consent relates shall begin before the expiration of three years from the date of this consent.

In pursuance of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 5433/P/002, 234852-140-B Revision A, 234852-140-LG Revision A, 234852-140-00 Revision A, 234852-140-01 Revision A, 234852-140-02 Revision A, 234852-140, 234852-141, 234852-142, 234852-143, 234852-144, 234852-145, 234852-146, 234852-147, 234852-148, 234852-14L, 234852-150-B Revision A, 234852-150-LG Revision A, 234852-150-00 Revision A, 234852-150-01 Revision A, 234852-150-02 Revision A, 234852-160, 234852-161, 234852-162, 234852-163, 234852-200-B Revision P2, 234852-200-LG Revision P2, 234852-200-00 Revision P2, 234852-200-01 Revision P2, 234852-200-02 Revision P2, 234852-200-04 Revision P2 234852-220, 234852-221, 234852-222, 234852-223, 234852-2LG, 234852-450, 234852-451, A211-A-Z1-E-(01)P101, A211-A-Z1-E-(01)P102, A211-A-Z1-E-(01)P103, A211-A-Z1-E-(01)P201, A211-A-Z1-E-(01)P202, A211-A-Z1-E-(01)P203, A211-A-Z1-E-(01)P301, A211-A-Z1-E-(01)P302, A211-A-Z1-E-(01)P303 and A211-A-Z1-E-(01)P304.

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

- 3) No works shall take place until full details of the making good of the main house where demolition works are hereby granted consent have been submitted to and approved in writing by the Council. The works shall be carried out using the approved details.

To conserve the significance of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.4) No works shall take place until samples of the materials to be used in the construction of the external surfaces of the new extension hereby granted consent have been submitted to and approved in writing by the Council. The works shall be carried out using the approved materials.

To conserve the significance of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 5) No works shall take place until all door and window details of the approved extension and of the new openings in the main house, at a scale of not less than 1:20, have been submitted to and approved in writing by the Council. The works shall be carried out in accordance with the approved details.

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To conserve the significance of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

(Cllr. Raikes left the room for this item and did not take part in the debate or voting thereon)

125. SE/14/01561/FUL Wildernesse House, Wildernesse Avenue, Sevenoaks TN15 0EB

The proposal was for planning permission for demolition of existing buildings and structures in a conservation area. It had been referred to Committee at the request of Councillor Hogarth who was of the view that the proposal should be considered in conjunction with planning application SE/14/01562/OUT so that the development can be considered as a whole.

Members' attention was brought to the main agenda papers and the late observation sheet which proposed an amendment but did not change the recommendation before the Committee.

The Chairman asked whether the speakers wished to address the Committee again and they confirmed that they were all satisfied that their points had already been made when speaking to minute 123 - SE/14/01562/OUT Wildernesse House, Wildernesse Avenue, Sevenoaks TN15 0EB.

Members asked questions of clarification from the speakers and officers concerning potential noise and dust nuisance from any rock grinding and demolitions plans. It was confirmed that this was covered within the conditions.

It was moved by the Chairman and duly seconded that the recommendation in the agenda papers as amended by the late observations, to grant planning permission subject to conditions, and in light of Members' concerns subject to discussing the matter of controlled demolition either through a condition or informative with the Local Members, be agreed.

The motion was put to the vote and it was

Resolved: That That planning permission be GRANTED subject to discussing the matter of controlled demolition either through a condition or informative with the Local Members and 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 development hereby permitted shall be carried out in accordance with the following approved plans: 5433/P/001 and A211-A-Z0-(00) P101.

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

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- 3) The demolition hereby permitted shall not be undertaken before a contract agreement for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

(Cllr. Raikes left the room for this item and did not take part in the debate or voting thereon)

126. SE/14/02434/FUL 10 The Drive, Sevenoaks TN13 3AE

The proposal was for the demolition of existing garage, lean to shed and greenhouse, to facilitate a two storey rear extension single storey front extension and alterations to fenestration to the former garage and mews cottage at the rear of 10 The Drive into a small three bedroom house. It had been referred to Committee by Councillor on the basis of overdevelopment, impact upon the Conservation Area and the change in use class.

Members' attention was brought to the main agenda papers and the late observation sheet which added a condition but did not change the recommendations before the Committee.

The Committee was addressed by the following speakers:

Against the Application:	Roy Walker
For the Application:	Richard Reid
Parish Representative:	-
Local Members:	Cllr. Fleming Mrs. Dawson

Members asked questions of clarification from the speakers and officers concerning why it was not back land development and concerning distances and obscured glazing. It was confirmed that it was not back land development as the buildings were already there and that the first floor bathroom window in the south elevation was conditioned to be obscurely glazed.

It was moved by the Chairman and duly seconded that the recommendation in the agenda papers as amended by the late observations, to grant planning permission subject to conditions be agreed.

Members discussed the issue of back land development, some Members thought it would enhance the area and liked the sympathetic design.

The motion was put to the vote and it was

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

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL.01A, PL.02A, PL.03A, PL.04A, PL.10B, PL.11B, PL.12B, PL.20, D.01, DIAG.01, S.03, SLP.01A

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

- 3) 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 dwelling 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 locality as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) Prior to occupation of the dwelling, the first floor bathroom window in the south elevation shall be obscurely glazed and shall be retained as such thereafter.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 5) The development shall achieve a BREEAM minimum rating of very good. 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 BREEAM Design Certificate minimum level very good 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 BREEAM post construction certificate minimum level very good or alternative as agreed in writing by the Local Planning Authority.

In the interests of sustainability and in accordance with SP2 of the Core Strategy.

- 6) No development shall take place until full details of the proposed foul and surface water drainage, and sewerage systems have been submitted to and approved in writing by the Council. Any approved scheme shall be completed to the written satisfaction of the Council prior to the occupation of the development.

To ensure the development site and other land does not suffer an unacceptable or increased risk of flooding and/or pollution and to ensure that sustainability and environmental objectives are met.

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- 7) 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 Council. Those details shall include:-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation. The landscaping shall be implemented in accordance with the approved details and retained thereafter

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 8) If within a period of 5 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 safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 9) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) measures to control the emission of dust and dirt during construction

Reason: In the interests of neighbouring amenity.

Informative

- 1) The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

Show of Appreciation

As it was the last meeting before the election, the Committee expressed their appreciation of all Mrs Dawson's years of dedication and service, by standing ovation.

Urgent and Unreserved Planning Application

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The Chairman had agreed to take the following prior notification application as a matter of urgency as it had been submitted by a member of staff on 27 April 2015 and such applications must be determined within a given timescale or they benefit from an automatic permission. As the application had been submitted by a member of staff it had to be determined by the Development Control Committee, and of the matter was not considered at the meeting the next Committee was on the 28 May which was 3 days after the application expired and automatic permission would have to be granted.

There were no public speakers against the following item and no Member reserved the item for debate. Therefore, in accordance with Part 7.3(e) of the constitution, the matter was considered without debate:

127. Grange Farm, Pootings Road, Crockham Hill TN8 6SA

The proposal was for an extension to an existing steel framed portal building. It had been referred to Committee as the applicant's wife was a serving officer of the Council.

Resolved: That the decision be delegated to the Chief Planning Officer, with any adverse comments received during the statutory consultation period being first discussed with Chairman of the Development Control Committee before the decision is issued.

At this time and in the absence of comments, the Officer recommends that Prior Approval is Not Required.

Informatives

- 1) As cited by Schedule Two, Part 6 Class A, paragraphs (i) and (k), the extension hereby permitted will not be used for the storage of fuel or waste from biomass boilers or anaerobic digestion system, storage of slurry or sewage sludge or to be used for the accommodation of livestock except in circumstances described in Part 6 Class A, paragraph D.1(3) of the Town and Country Planning General Permitted Development Order 2015.

THE MEETING WAS CONCLUDED AT 8.57 PM

CHAIRMAN