

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 7 July 2016 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Bosley, Edwards-Winsor, Gaywood, Hogg, Horwood, Kitchener, Layland, Parkin, Purves and Reay

Apologies for absence were received from Cllrs. Brown, Clark, Mrs. Hunter and Miss. Stack

12. Minutes

Resolved: That the minutes of the Development Control Committee held on 16 June 2016 be approved and signed by the Chairman as a correct record.

13. Declarations of Interest or Predetermination

Cllr. Thornton declared for Minute 17 - SE/15/03912/FUL - Entrance Gates At Wildernes Avenue, Sevenoaks TN13 0EA that she was one of the Local Members and would address the Committee as a Local Member. After addressing the Committee as a Local Member she did not take part in the debate or voting thereon.

14. Declarations of Lobbying

There were no declarations of lobbying.

Unreserved Planning Applications

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

15. SE/16/01213/FUL - Asda Stores Ltd, London Road, Swanley BR8 7UN

The proposal was for the erection of a single storey extension to the existing building. The extension would comprise a partial infill of an existing canopy located to the south-west elevation of the building. The extension would be 2m deep and 15.5m long, with the existing canopy remaining a maximum of 4.3m high. The extension would be finished to match the existing elevation of the building, being mainly glazed. It had been referred to Committee because the District Council was the land owner for the application site.

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Members' attention was brought to the main agenda papers and the late observations sheet, which amended recommended condition 2.

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 development hereby permitted shall be carried out in accordance with the following approved plans: 15-625 PL-01 and 15-625 PL-02 Rev.A.

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

- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the building as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) The development shall achieve a BREEAM minimum standard 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 standard of "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 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.

Informative

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that

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the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

16. SE/16/01200/HOUSE - 6 Plymouth Drive, Sevenoaks TN13 3RW

The proposal was for the construction of a single storey side extension and alterations to the existing fenestration. It had been referred to Committee because the owner of the property was a Member of the Council.

Members' attention was brought to the main agenda papers.

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 submitted application form.

To maintain the integrity and character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 1606/01, 1606/02, 1606/03, 1606/04, 1606/05, 1606/06

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

- 4) Before development is undertaken, details shall be submitted to and approved by Sevenoaks District Council with regards to tree protection. These details shall include:
 - A) A plan showing the location of, all existing trees on the land which have a stem with a diameter exceeding 75mm when measured over the bark at a point 1.5m above ground level. The plan shall identify those trees which are to be retained and the crown spread of each retained tree. In paragraphs 'b' to 'e' below references to a "retained tree" mean an existing tree which is to be retained in accordance with this plan.
 - B) Details of the species, diameter (measured in accordance with paragraph A) above), the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (C) and (D) below apply.

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- C) Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site.
- D) Details of any proposed alterations in existing ground levels and of the position of any proposed excavations or other engineering operations. These details shall be illustrated by a series of cross-sections showing existing and proposed levels.
- E) Details of the specification and position of fencing or other measures to create a 'retained tree protected area' for the protection of any retained tree from damage before or during the course of development.
- F) Details of the location and extent of any area on the land to be used during the construction period for storage (including materials, plant and machinery) and/or for siting any temporary ancillary structures, such as a site office.

To prevent damage to the trees and vegetation during the construction period, as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Informative

The application was considered by the Planning Committee.

Reserved Planning Applications

The Committee considered the following planning applications:

17. SE/15/03912/FUL - Entrance Gates at Wildernesse Avenue, Sevenoaks TN13 OEA

The proposal was for the provision of oak vehicular and pedestrian gates at the junctions of Wildernesse Avenue with Seal Hollow Road and Park Lane and the junction of Seal Drive with the A25. It had been referred to Committee by Cllr. Thornton on the grounds of harm to the Conservation Area, the discouragement of cohesive and integrated communities and for there being no justification made for a gate on Seal Drive.

Members' attention was brought to the main agenda papers and the late observations sheet, which did not alter the recommendation.

Against the Application:	-
For the Application:	Floor Van Rossen
Parish Representative:	Cllr. Michaelides
Local Member:	Cllr. Thornton

Members asked questions of clarification from the speakers and officers. In response to questions the applicant confirmed that the gates would be opened by keypad entry but that the codes would be publicly displayed. The gates would not prevent access from members of the public but those using the road would have to

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exit their car and enter the code in order to go through. The gates would be self-closing. Officers confirmed that no justification was needed for the construction of a gate on Seal Drive.

It was moved by the Chairman and duly seconded that the recommendations in the agenda, be agreed.

Members discussed the design of the existing and proposed gates. Members noted that the proposed gates were 1.27m in height and that Permitted Development rights allowed gates up to 1m in height.

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 development hereby permitted shall be carried out in accordance with the following approved plans: 'Seal Drive - TON002', 'Wildernesse Avenue - TON002', 'Park Lane - TON002', 'Wildernesse Avenue - Pedestrian - TON002', 'Wildernesse Gate Autation Seal Hollow Road Entrance', 'Wildernesse Gate Automation A25 Entrance', 'Wildernesse Gate Automation Park Lane Entrance'

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

- 3) Prior to the commencement of development details of the materials and finish for the proposed works shall be submitted to and approved in writing by the LPA. The development shall be undertaken in full accordance with the approved details. 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.

To ensure that the appearance of the development enhances the character and appearance of the Conservation Area as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 4) Prior to the commencement of development, details of the proposed electronic keypad access system for the vehicular access gates shall be submitted to and approved in writing by the LPA. The development shall be undertaken in accordance with the approved details. 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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To ensure that the appearance of the development enhances the character and appearance of the Conservation Area as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 5) Prior to the commencement of development a tree protection statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details. 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.

To secure the retention of, and to safeguard the long-term health of, the trees on site as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Informative

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

(After addressing the Committee as a Local Member Cllr. Thornton did not take part in the debate or voting thereon).

THE MEETING WAS CONCLUDED AT 7.26 PM

CHAIRMAN