

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 28 July 2016 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Bosley, Brown, Cooke, Edwards-Winsor, Gaywood, Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves and Miss. Stack

Apologies for absence were received from Cllrs. Clark, Hogg and Reay

Cllrs. Grint, Halford and Piper were also present.

18. Minutes

Resolved: That the minutes of the Development Control Committee held on 7 July 2016 be approved and signed by the Chairman as a correct record.

19. Declarations of Interest or Predetermination

Councillors Ball and Barnes declared for Minute 23 - SE/15/00997/FUL Land Rear of Woodhurst, Swanley Village Road, Swanley BR8 7NF and Minute 25 - SE/16/01777/TELNOT Proposed Base Station North Of The Woodman, 132 Swanley Lane, Swanley BR8 7XS that they had previously considered the matters when they was discussed by Swanley Town Council, but they but remained open minded.

Cllr. Bosley declared for Minute 23 - SE/15/00997/FUL Land Rear of Woodhurst, Swanley Village Road, Swanley BR8 7NF that he had an interest in the application and that he would not take part in the debate or voting thereon and would leave the Chamber during consideration of this item.

Cllr. Thornton declared for Minute 26 - SE/15/02900/FUL Hatchlands Farm, Bayleys Hill, Sevenoaks Weald TN14 6NA 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.

20. Declarations of Lobbying

Councillors. Ball and Horwood declared that they had been lobbied in respect of Minute 25 - SE/16/01777/TELNOT Proposed Base Station North Of The Woodman, 132 Swanley Lane, Swanley BR8 7XS.

Cllr. Cooke declared that he had been lobbied by local residents in respect of Minute 26 - SE/15/02900/FUL Hatchlands Farm, Bayleys Hill, Sevenoaks Weald TN14 6NA.

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The Chairman declared that he had been lobbied by the owner in respect of Minute 22 - SE/16/00594/FUL - The White Cottage, Old London Road, Knockholt TN14 7JN.

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:

21. SE/16/01642/HOUSE - 18 Hurst Way, Sevenoaks TN13 1QN

The proposal was for the demolition of existing rear outbuildings and the erection of a single storey rear extension with roof lantern and a single storey front extension. It had been referred to the Committee because it was the application of one of the Council's staff.

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 external surfaces of the development hereby permitted shall match those used on the existing building.

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: 16/1292/02A, 16/1292/03

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

Reserved Planning Applications

The Committee considered the following planning applications:

22. SE/16/00594/FUL - The White Cottage , Old London Road, Knockholt TN14 7JN

The proposal was for the erection of 2 two-storey four-bedroom detached dwellings, creation of access, off-street parking and landscaping. It had been referred to Committee by Cllrs. Grint and Williamson to consider the impact of the development on the grounds of design, highways and parking.

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Members' attention was brought to the main agenda papers and the late observations sheet, which set out an additional recommended condition 8.

Against the Application: -
For the Application: Malachy McAleer
Parish Representative: -
Local Member: Cllr. Grint

Members asked questions of clarification from the speakers and Officers.

It was moved by the Chairman and duly seconded that the recommendations in the agenda, as amended by the late observations sheet, be agreed.

Members discussed the amount of amenity land available to occupiers of the proposed dwellings, the level of parking provision and the bulk and scale of the development.

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: OS.01, P.71, P.72/A, P.73.

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

- 3) 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. 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 is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) Notwithstanding the details shown on the hereby approved plans a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:
 - a) soft plantings, including trees, grass and turf areas, shrub and

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herbaceous areas; their location, species (use of native species where possible) and size;

b) enclosures: including types, dimensions and treatments of boundaries (including a more appropriate boundary treatment to the front of the approved dwellings), walls, fences, pedestrian and vehicular gates, screen walls, barriers, rails, retaining walls and location, species and size of hedges;

c) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, steps and if applicable synthetic surfaces; and

d) any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. 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 enhance the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 5) Before the use or occupation of the development hereby permitted, the car parking shown on the approved drawing P.71 shall be provided and shall be kept available for the parking of cars at all times.

In the interest of highway safety as supported by policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

- 6) No development shall be carried out on the land until details for the provision of an electric vehicle charging point for each dwelling has been submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be installed in accordance with the details so approved prior to the first occupation of any of the residential units hereby approved. 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.

In order to mitigate and adapt to climate change in accordance with policies EN1 and T3 of the Sevenoaks Allocations and Development Management Plan.

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- 7) The front boundary treatment of the hereby approved dwellings shall at no time exceed 0.6 metres in height and shall be maintained and retained as such thereafter.

In order to provide adequate visibility for vehicles and pedestrians in the interest of highway safety as supported by policy EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting those Orders) no development falling within Classes A, B, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out.

In order to safeguard the residential amenities of existing and future occupiers of the development and surrounding properties in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

Informative

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.

23. SE/15/00997/FUL - Land Rear Of Woodhurst, Swanley Village Road, Swanley BR8 7NF

The proposal was for the erection of 2 two-storey four-bedroom detached dwellings, the creation of access, off-street parking and landscaping. It had been referred to Committee by Cllr. Searles to consider the impact of the development on highways, parking and amenity.

Members' attention was brought to the main agenda papers.

Against the Application:	-
For the Application:	Grant Oswald
Parish Representative:	-
Local Member:	-

The Chairman read a statement from Cllr. Searles as the Local Member.

Members asked questions of clarification from the speakers and Officers. Officers confirmed that the owners had served notice on Kent County Council as adjoining land owners. Although the previous permission had expired, it was still a precedent where the principle of development was accepted and it applied policies in similar way.

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

Members discussed the provision of parking and access to and from the parking space, the principle of development on a brownfield site, the level of amenity space in the site and the extent of harm to neighbouring amenity.

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: 00997'D'; 'E'; 'F'; 'H'; 'J'; 'L'; 'M'.

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

- 3) 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 dwelling hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials. 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 is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan..

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions or buildings, structures, enclosures or swimming pools other than those expressly authorised under this permission shall be constructed.

To prevent inappropriate development in the Green Belt as supported by policy GB3 of the Sevenoaks Allocations and Development Management Plan.

- 5) A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works

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commencing on site. The landscaping scheme shall include the following details:

- a) soft plantings, including at least one tree, grass and turf areas, shrub and herbaceous areas; their location, species (use of native species where possible) and size;
- b) enclosures: including types, dimensions and treatments of walls, fences, pedestrian and vehicular gates, screen walls, barriers, rails, retaining walls and location, species and size of hedges;
- c) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, steps and if applicable synthetic surfaces; and
- d) any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. 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 enhance the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 6) Before the use or occupation of the development hereby permitted, the car parking and turning areas shown on the approved plan 00997 'E' (Proposed Site Layout) shall be provided and shall be kept available for the parking of cars at all times.

In the interest of highway safety as supported by policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

- 7) No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local

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planning authority. The site shall be remediated in accordance with the approved measures before development begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures. 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.

In the interests of pollution prevention and safety and to comply with the National Planning Policy Framework.

- 8) No development shall be carried out on the land until details for the provision of an electric vehicle charging point has been submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be installed in accordance with the details so approved prior to the first occupation of any of the residential units hereby approved. 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.

In order to mitigate and adapt to climate change in accordance with policies EN1 and T3 of the Sevenoaks Allocations and Development Management Plan.

- 9) Prior to the commencement of development, a scheme to demonstrate that the internal noise levels within the proposed dwelling will conform to the "good" design range identified by BS 8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice shall have been submitted to and approved in writing by the local planning authority. Any mechanical ventilation provided shall not cause the internal noise levels to exceed the BS8233 criteria. The development shall not be undertaken other than in accordance with the details of the approved noise attenuation scheme, which shall be completed in full before the dwelling is first occupied and retained as such thereafter. 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 the provision of adequate residential amenities for future occupiers and to safeguard the ongoing operation of the adjacent industrial premises in accordance with paragraph 123 of the National Planning Policy Framework and policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

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- 10) The ground floor level east facing windows to the kitchen and utility rooms of the hereby approved dwelling shall be obscure glazed and fixed shut below 1.7m from finished floor level and shall be retained and maintained as such thereafter.

In order to safeguard the residential amenities of surrounding occupiers in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

Informatives

- 1) Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk
- 2) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
- 3) 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
- 4) 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

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Notice which will be issued with this decision or as soon as possible after the decision.

- 5) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

(Having declared an interest, Cllr. Bosley was not present during consideration of this item)

24. SE/16/01112/HOUSE - Lannacombe, 1 Harrow Road, Knockholt TN14 7JT

The proposal was for the demolition of an existing garage and workshop, erection of a single side and rear extension, front porch and alterations to fenestration and the creation of a basement. It had been referred to Committee by Cllr. Grint to consider the impact of the development on the streetscene, the overbearing impact on neighbouring amenity, size and bulk of the proposal and the lack of parking provision.

Members' attention was brought to the main agenda papers.

Against the Application:	Margaret Willis
For the Application:	-
Parish Representative:	-
Local Member:	Cllr. Grint

Members asked questions of clarification from the speakers and Officers. Officers advised that the proposal would be more harmful to neighbouring amenity at Antique House than what had previously been granted under Prior Approval due to the proposed additional basement and development at the rear.

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

Members discussed the scale of the development in relation to neighbouring properties and the potential impact on neighbours' amenities.

It was moved by Cllr. Mrs. Hunter and duly seconded that an additional condition be added to the recommendation that a construction method statement be submitted prior to commencement of development. Members discussed the proposed amendment and concern was raised that significant earthworks would be required during construction. A Member indicated that weekend, rush-hour and end of day construction would be damaging to neighbouring amenity. It was also suggested that the protected trees to the rear of the property would be at risk if the rear were used as the entrance for machinery. The site was in an area of limited parking.

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The amendment was put to the vote and it was carried. The Committee asked that Local Members be consulted on the content of the construction management plan.

It was moved by the Chairman that an additional condition be added to the recommendation to restrict further Permitted Development rights for extension. This was due to the extensive coverage of the proposed development on the site and the harm further extension would cause to amenities on site and neighbouring properties. The amendment was put to the vote and it was carried.

The amended 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 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 existing dwelling as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) Before the commencement of the development hereby approved, details of tree protection measures shall be submitted to and approved by the Local Planning Authority, comprising:
 - 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.
 - 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 with details of how the excavated soil will be dealt with.

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- 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, excavated soil, plant and machinery) and/or for siting any temporary ancillary structures, such as a site office.

The development shall be carried out in accordance with the approved details.

To prevent damage to the existing trees during the construction period of the proposed extensions and basement 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.

- 4) No development shall take place until a scheme to promote biological diversity, such as the provision of bird and bat boxes, has been submitted and approved in writing by the Local Authority. The approved scheme shall be implemented before first use of the proposed extensions and basement.

To promote biodiversity as supported by Policy SP11 of Sevenoaks District Councils 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.

- 5) The development hereby permitted shall be carried out in accordance with the following approved plans: 79737/1A and 79737/7B date stamped 22 April 2016.

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

- 6) No development shall take place until a construction method statement, including details and plans showing locations of temporary on-site parking of vehicles, loading and unloading of materials, storage of plant and materials, wheel washing facilities, hours of operation, protecting of existing trees and landscaping and traffic management have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved method statement.

To mitigate the impact during construction relating to highways safety and neighbouring amenities, in accordance with policies EN1, EN2 of the

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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.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting those Orders) no development falling within Classes A, B, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out.

In order to safeguard the residential amenities of existing and future occupiers of the development and surrounding properties in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

25. SE/16/01777/TELNOT - Proposed Base Station North Of The Woodman, 132 Swanley Lane, Swanley BR8 7XS

The proposal was for the installation of a 12.5 metre monopole column with 6 integrated antennas. The monopole would be located on a large grass verge on the eastern side of Swanley Lane. It had been referred to Committee at the Chief Officer's discretion due to the sensitive nature of the application. It was an unusual circumstance, due to the nature of this application, the pressure on timing due to the legislation for this type of application and the previous planning history.

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

Against the Application:	Joyce Woodman
For the Application:	-
Parish Representative:	Victor Southern
Local Member:	Cllr. Halford

Members asked questions of clarification from the speakers and Officers. Officers confirmed that the siting was 13m from the nearest property and 18m from the dwellings opposite. Officers clarified that alternative sites had been considered in previous appeal decisions, confirming the need in this location. Applicants did not have to demonstrate there was no better site. Paragraph 46 of the NPPF said local authorities should not seek to question the need for the telecommunications system.

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

Members discussed the possible health effects of the development, the need for it and whether it would disrupt neighbouring amenity through disruption to wi-fi signals.

The motion was put to the vote and it was

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Resolved: That no objection be lodged.

Cllr. Parkin abstained from the vote.

26. SE/15/02900/FUL - Hatchlands Farm, Bayleys Hill, Sevenoaks Weald TN14 6NA

The proposal was for the change of use of redundant dairy building to four B1(a) office units. It had been referred to Committee at the request of Cllr. Thornton who had concerns regarding the suitability of the site for the proposed use, the potential impact on the Metropolitan Green Belt and the Kent Downs Area of Outstanding Natural Beauty, the potential impacts on highways safety and the potential impacts on heritage assets.

Members' attention was brought to the main agenda papers and the late observations sheet, which set out alterations to recommended condition 7 and the reasons for recommended condition 8. The Case Officer advised of a further change in the wording of recommended condition 7.

Against the Application:	Jonathan Huckstep
For the Application:	-
Parish Representative:	Karen Long
Local Member:	Cllr. Thornton

Members asked questions of clarification from the speakers and Officers.

It was moved by the Chairman and duly seconded that the recommendations in the agenda, as amended by the late observations sheet, be agreed.

Members discussed the siting of the office in a rural location including the significant increase in traffic at peak times and the risk to other road users, including horse riders. It was noted that the lane serving the site had been proposed as a leisure route in the Sevenoaks District Cycling Strategy. Concern was raised at the highways visibility in the nearby roads, where the vehicles would not be as visible as dairy vehicles would have been.

It was moved by Cllr. Edwards-Winser and duly seconded that an additional condition be added to the recommendation that a travel plan be submitted for approval prior to the commencement of development. The amendment was put to the vote and it was carried.

The amended 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.

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- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1419-07B, 1419-08A, 1419-09A, 1419-10, 1419-11A, 1419-12E and 1419-14.

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

- 3) 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 converted building hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To conserve the significance of the heritage assets 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.

- 4) No development shall be carried out on the land until all door and window details, at a scale of not less than 1:20 have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

To conserve the significance of the heritage assets 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.

- 5) 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 development shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by policies EN1 and 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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- 6) 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 policies EN1 and 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.

- 7) No development shall be carried out on the land until full details of the surfacing of new vehicle parking areas have been submitted to and approved in writing by the Council. These details shall include a program of implementation that ensures the approved surfacing is not laid until the occupation for the approved office units has been secured by contract. The development shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by policies EN1 and 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 development shall be carried out on the land until full details of external lighting proposed to be installed within the application site has been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

To ensure the retention of bats in the area and to conserve and enhance the Area of Outstanding Natural Beauty as supported by policy SP11 of the Sevenoaks Core Strategy and policy EN5 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.

- 9) No development shall be carried out on the land until full details of a method statement to ensure that the existing vegetation pile and ruderal vegetation (near the disused kiln) are removed from the site in a sensitive manner has been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved method statement.

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To prevent the potential for protected species impacts as supported by policy SP11 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.

- 10) No development shall be carried out on the land until full details of protection measures of retained features of ecological value has been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

To prevent the potential for protected species impacts as supported by policy SP11 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.

- 11) No development shall be carried out on the land until full details of ecological enhancements to be employed within the site have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

To ensure the retention of biodiversity in the area as supported by policy SP11 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.

- 12) The approved office use shall only take place on the site between the hours of 7am and 6pm Monday to Friday, 8am and 1pm Saturday. No office operation shall take place on Sunday or Bank Holidays.

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

- 13) No development shall commence on site until investigations have taken place to establish the existence of soil contamination and any other potential contamination and the investigation methodology together with any proposed remedial measures and a timetable for the works have been submitted to and approved in writing by the Local Planning Authority. Site investigation and remediation design shall be undertaken by an appropriately qualified environmental specialist. They will need to demonstrate and state that the site is capable of being remediated to make it suitable for its intended use. For the purposes of this condition, an "appropriately qualified environmental specialist" is a person who has a recognised qualification and/or appropriate experience in environmental chemistry and risk assessment. This will be the person(s)

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who has designed and specified the remediation works, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of pollution prevention and safety. 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) Before the first occupation of any building the remedial measures for soil contamination and method of implementation agreed pursuant to condition 13 shall be undertaken and completed. No part of the condition shall be discharged and no properties shall be occupied or first brought into use until all remedial works have been implemented or completed for the development or each phase of it in accordance with the timetable approved in accordance with Condition 10 so that:- The risk of harm to all forms of potential receptors have been reduced to normal acceptable levels;- A completion report has been received and approved; and- A remediation certificate has been produced by a competent person. No part of the development shall be brought into use or occupied unless a certificate has been provided by the Council, by an appropriately qualified environment specialist, certifying that the development and the land is suitable for the permitted end use. The wording of the certificate shall be agreed in advance as part of the details to be approved above. For the purposes of this condition, an "appropriately qualified environmental specialist" is a person who has a recognised qualification and/or appropriate experience in environmental chemistry and risk assessment. This will be the person(s) who has designed and specified the remediation works, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of pollution prevention and safety. 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.

- 15) 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 rating 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 rating 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

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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.

- 16) The building shall be used for a B1(a) use only and for no other purpose, including any other purpose within Class B1 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.

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

- 17) No development shall be carried out on the land until full details of a travel plan to be adopted by the occupiers of the approved office units have been submitted to and approved in writing by the Council. The occupiers of the offices shall adhere to the travel plan thereafter.

Reason - In the interests of highway safety and the amenity of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Informative

The applicant is advised to consult the Environment Agency directly regarding the use of a sewerage treatment plant which disposes of effluent to the sub-soil irrigation. The owner of the premises will need to maintain the works to ensure its long term effectiveness. In addition, should any sewer be found crossing the site during the course of works the applicant is advised to discuss this further with Southern Water on 0330 303 0119 or via the website - www.southernwater.co.uk.

(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 10.02 PM

CHAIRMAN