

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 20 October 2016 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

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

Apologies for absence were received from Cllrs. Cooke and Gaywood

Cllrs. Dr. Canet, Dickins and Piper were also present.

40. Minutes

Resolved: That the minutes of the Development Control Committee held on 12 October 2016 be approved and signed by the Chairman as a correct record.

41. Declarations of Interest or Predetermination

There were none.

42. Declarations of Lobbying

There were none.

Reserved Planning Applications

The Committee considered the following planning application:

43. SE/16/01547/FUL - Sennocke Car Park, Hitchen Hatch Lane, Sevenoaks TN13 3AY

The proposal sought planning permission for a new hotel to be built on the existing car park site. The application had been referred to the Development Control Committee as the Council was both the applicant and the landowner of the application site. Members' attention was brought to the main agenda papers and the typographical error in condition 20 and the late observations sheet which amended recommended condition 10.

The Committee was addressed by the following speaker:

Against the Application: Mr. Oliver
For the Application: Kashani Wijetunga

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Parish Representative: -
Local Member: Cllr. Fleming

Members asked questions of clarification from the officers.

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

Members discussed parking at the site and although there would be additional spaces once Bradbourne car park reopened it was thought that this may still not provide sufficient parking for tourists and staff. The need for an additional condition for a staff travel plan was discussed. Members discussed whether the design was in keeping with the surrounding developments.

The motion including the additional condition for a staff travel plan was put to the vote and 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: A.01 Revision A, A.02 Revision B, A.03 Revision C, A.04 Revision A, A.05 Revision A, A.06 Revision A, A.07 Revision A, A.08 Revision B, A.09 Revision B, A.09B Revision B, A.10 Revision A, A.11 Revision A and A.12 Revision B.

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

- 3) The building hereby permitted shall only be used as a hotel (Use Class C1) and for no other purpose.

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

- 4) 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 hotel 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 ensure that the appearance of the development preserves the character and 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) 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);-a programme of implementation; and-protection measures. The programme of implementation shall include the replacement of the removed Sycamore trees at the earliest stage of construction works as possible and protection of the replacement trees thereafter until works are completed on site. The landscape works 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 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) 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.

- 7) Prior to the use of the site commencing the vehicle loading/unloading, turning facilities and disabled parking spaces shown on the approved plan drawing number A.03 Revision C shall be provided and retained thereafter.

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

- 8) Prior to the use of the site commencing the cycle parking facilities shown on the approved plan drawing number A.03 Revision C shall be provided and retained thereafter.

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

- 9) Prior to the use of the site commencing the access shown on the approved plan drawing number A.03 Revision C shall be completed and maintained thereafter.

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

- 10) Prior to the first occupation of the hotel building a service management plan for all deliveries, to include hours of deliveries and servicing, shall be submitted to and approved in writing by the Local Planning Authority. The use of the hotel shall be carried out in accordance with the service management plan thereafter.

In the interest of highway safety and residential amenity as supported by policies EN1, EN2 and EN7 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 development shall be carried out on the land until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of parking, turning, unloading and wheel washing. The works shall be carried out in accordance with the approved construction management plan.

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) Prior to the hotel use first commencing a BS 4142:2014 assessment for both the plant room and any other external plant and equipment, the kitchen extract system and deliveries shall be submitted to and approved in writing by the Local Planning Authority. The report shall include details of mitigation measures and calculations of the attenuation afforded by them. The noise mitigation details shall be carried out in accordance with approved scheme and retained thereafter.

To safeguard the residential amenity of nearby residents as supported by policy EN7 of the 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.

- 13) Prior to commencement of the use of the hotel building, the applicant shall be required to submit a scheme in writing to the Local Planning Authority for approval in relation to odour control. Full details of proposed odour control shall include:
- a) The position of the flue in relation to neighbouring properties and window openings and the type of flue terminus used.
 - b) Details of proposed routine cleaning and maintenance of the system and the service requirements of the installed odour control system, including details of system access panels and confirmation that they will be grease tight.
 - c) Details of the type of food to be cooked, the cooking time per day; and the type of cooking appliances used.
 - d) The manufacturer's specification/data sheets for any odour control elements of the system.
 - e) The temperature of flue gases prior to any activated Carbon filters.
 - f) The efflux velocity of the flue gases at the discharge point.
- Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises. The extraction and treatment equipment shall be maintained and operated in compliance with the approved scheme. After installation of the approved plant no new plant or ducting system shall be used without the written consent of the Local Planning Authority.

In the interests of protecting the amenity of adjoining/nearby residential properties and safeguarding the amenities of the surrounding area as supported by policy EN1 of the 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.

- 14) Prior to the commencement of development the applicant, or their agents or successors in title, will secure and implement:
- i) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
 - ii) further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

To ensure that features of archaeological interest are properly examined and recorded 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.

- 15) No development shall be carried out on the land until a scheme of ecological enhancements for the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

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

- 16) Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the Local Planning Authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters/sewer.

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions. 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.

- 17) No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- i) a timetable for its implementation, and
 - ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions. 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) The development hereby permitted shall achieve a BREEAM "Very Good" rating, and shall include at least a 10% reduction in total carbon emissions through the on-site installation and implementation of decentralised, renewable or low-carbon energy sources. Evidence shall be provided to the Local Planning Authority prior to the occupation of the development that the development has achieved a BREEAM "Very Good" rating and a 10% reduction in total carbon emissions 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 by 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.

- 19) Prior to the importation of any soil to the site for soft landscaping works the appropriate certification for the soil shall be submitted to and approved in writing by the Local Planning Authority. Only the soil that has the received the appropriate certification shall then be imported to the site.

In the interests of pollution prevention and safety.

- 20) The existing car park shall remain open until such time that the approved redevelopment of the Bradbourne Car Park has been completed and the Bradbourne Car Park has reopened.

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

- 21) No development shall be carried out on the land until a detailed staff travel plan has been submitted to and approved in writing by the Council. The travel plan shall encourage sustainable forms of transport and shall be adhered to by the operator of the hotel at all times.

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.

Informatives

- 1) 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.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <http://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land>

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.

THE MEETING WAS CONCLUDED AT 8.12 PM

CHAIRMAN