

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 16 March 2017 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Brown, Edwards-Winsor, Horwood, Parkin, Purves, Reay, and Miss. Stack

Apologies for absence were received from Cllrs. Barnes, Clark, Cooke, Gaywood, Hogg, Mrs. Hunter and Kitchener

Cllrs. Dr. Canet, Clack, Lowe, Piper and Raikes were also present.

The Chairman advised the meeting would commence ~~at that~~ at 7.10 p.m. to allow Members of the Committee time to consider the Late Observations and plans displayed.

75. Minutes

Resolved: That the minutes of the Development Control Committee held on 23 February 2017 be approved and signed by the Chairman as a correct record.

76. Declarations of Interest or Predetermination

There were none.

77. Declarations of Lobbying

Councillors Ball, Edwards-Winsor, Purves, Reay, Miss. Stack, Thornton and Williamson declared that they had been lobbied in respect of Minute 80 SE/16/03359/FUL - 19 Mount Harry Road, Sevenoaks TN13 3JJ.

Councillors Ball, Brown, Edwards-Winsor, Purves, Reay, Miss. Stack, Thornton and Williamson declared that they had been lobbied in respect of Minute 81 SE/16/03811/FUL - The Mount, Church Street, Shoreham TN14 7SD.

Reserved Planning Applications

The Committee considered the following planning applications:

78. SE/16/03117/FUL - 19 Mount Close, Sevenoaks, Kent TN13 3EG

The proposal sought permission for a rear dormer loft conversion to No. 19 Mount Close and the erection of an attached dwelling to the side of No.19 Mount Close. The application had been referred to the Committee by Councillor Krogdahl due to

the concerns that the development would have a detrimental impact upon the character and appearance of the street and would set a precedent within the locality.

Members' attention was brought to the main agenda papers and the late observations sheet which did not amend the recommendation. Members were advised by the Council's legal advisor that, contrary to the late observations sheet, the current legal position was as set out in paragraphs 54 to 56 of the Officer's original report. The Committee was addressed by the following speakers:

Against the Application:	Roy Parsons
For the Application:	Christopher Tyler
Parish Representative:	Town Councillor Dr. Canet
Local Members:	-

Members asked questions of clarification from the Officers. In response to a question, the officer advised that, as the property was within a cul-de-sac and therefore as there was no linear pattern to the street scene, there would not be the appearance of infilling.

It was moved by the Chairman and duly seconded that the recommendation in the report to grant planning permission, be agreed.

Members discussed whether the proposal would give the appearance of terracing and the size of the dormers. Members debated whether the street scene would be affected.

The motion was put to the vote and it was

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

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

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

- 2) The materials to be used in the construction of the 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 area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) 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 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.

Pursuant to Section 197 of the Town and Country Planning Act 1990 and to preserve the appearance and character of the site and locality in accordance with 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 details of a scheme to demonstrate that the internal noise levels within the residential unit would conform to Table 4: Indoor Ambient Noise Levels for Dwellings identified in BS 8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings shall be submitted to and approved in writing by the Local Planning Authority. L_{Amax,F} during the period 2300 to 0700 should not exceed 45dBA. Work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and maintained thereafter. If mechanical

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acoustic ventilation needs to be provided, self noise must not cause the internal noise levels to exceed the BS8233:2014 criteria.

To safeguard the amenities of the future occupiers of the new dwelling as supported by Policies EN1, EN7 of the Sevenoaks Allocations and Development Management Plan.

- 5) No development shall take place until a schedule of biodiversity enhancement that includes a plan showing their locations have been submitted to and approved by the Local Planning Authority and completed in full prior to the occupation of the new dwelling hereby approved. The scheme shall be implemented in accordance with the approved details.

To ensure that the proposed development will not have a harmful impact on protected species and habitats, and wider biodiversity, in accordance with Policy SP11 of the Core Strategy and guidance in National Planning Policy Framework 2012. 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) Before the use or occupation of the new dwelling hereby permitted, the car parking shown on the approved drawing GBT-020-PL-005 Rev.B shall be provided and shall be kept available for the parking of cars for both properties 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (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.

- 8) Demolition or construction works shall not take place outside 0700 hours to 1800 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.

To mitigate the impact upon nearby amenities of surrounding residents during construction, in accordance with policies EN1, EN2 of the Sevenoaks Allocations and Development Management Plan.

- 9) The development hereby permitted shall be carried out in accordance with the following approved plans: GBT-020-PL-001 Rev.A, GBT-020-PL002 Rev.A, GBT-020-PL-005 Rev.B, GBT-020-PL-006, GBT-020-PL-007.

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.
- 2) New build developments or converted properties may require street naming and property numbering. You are advised, prior to commencement, to contact the Council's Building Control team on 01732 227376 or visit www.sevenoaks.gov.uk for further details.
- 3) 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.
- 4) 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 email Thames Water a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over/near to agreement is required.

79. SE/16/03359/FUL - 19 Mount Harry Road, Sevenoaks TN13 3JJ

The proposal sought permission for the demolition of the existing property and replacement with 2 No. detached dwellings with separate road access. The application had been referred to the Committee by Councillor Fleming on the grounds of loss of amenity to number 17 Mount Harry Road due to bulk and scale of the proposed adjacent dwelling and the negative impact the development would have on the street scene.

Members' attention was brought to the main agenda papers and the late observations sheet, which provided further information and amended the report. Amendments were made to condition 7 with an additional condition 12. The Council's legal advisor informed the Committee that, contrary to the late observations sheet, the current legal position was as set out at paragraphs 55 to 56 of the Officer's original report.

The Committee was addressed by the following speakers:

Against the Application:	Sarah Cooke
For the Application:	Emma Gregson
Parish Representative:	Town Councillor Simon Raikes
Local Members:	Councillor Graham Clack

It was moved by the Chairman and duly seconded that the recommendation and late observations to approve the application in the report, be agreed.

Members discussed whether the dwellings would be overbearing on the neighbouring properties as the proposed depth of the properties was deeper than the current house. Members discussed the removal of the trees and the impact this could have on the street scene.

The motion to grant planning permission was put to the vote and it was lost.

It was moved by Councillor Thornton and duly seconded that the application should be refused under policies EN1 and EN2 due to the detrimental impact of the street scene, bulk and height, and the impact on neighbouring properties' amenity.

The motion was put to the vote and it was

Resolved: That delegated authority be granted to the Chief Planning Officer to draft grounds of refusal reflecting the areas of concern, following consultation with the local ward Councillors.

80. SE/16/03811/FUL - The Mount, Church Street, Shoreham TN14 7SD

The application sought permission for a proposed glazed pavilion with bi-folding doors and a glazed access door with retractable roof over existing court yard, alterations to existing garage door to add a single door access and conversion of store to a new tasting bar. The application was referred to Committee by

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Councillors Lowe and Edwards-Winser on grounds relating to impact on the green belt, openness and the use of the proposal only during inclement weather. Members' attention was brought to the main agenda papers and the late observation sheet which did not amend the recommendation but included additional grounds of refusal.

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: John Cummins
Parish Representative: Parish Councillor Philip Dodd
Local Member: Councillor Michelle Lowe

It was moved by the Chairman and duly seconded that the recommendation and late observations in the report to refuse planning permission, be agreed.

Members discussed whether the proposal would harm the green belt as the location of the application was well screened.

The motion to refuse planning permission was put to the vote and it was lost.

It was moved by Councillor Thornton and duly seconded that planning permission be granted and delegated authority be granted to the Chief Planning Officer to draw up the conditions following consultation with the Chairman, Vice Chairman and local ward members, to including conditions requiring the space enclosed by the proposal to be ancillary to the use of the main building and material samples to be submitted prior to the commencement of the build.

The motion to grant planning permission subject to conditions was put to the vote and it was

Resolved: That

- a) Planning permission be granted subject to conditions; and
- b) Delegated authority be granted to the Chief Planning Officer to draw up the conditions following consultation with the Chairman, Vice Chairman and local ward members.

81. SE/16/01655/FUL - Unit E, Ryedale Court, Riverhead TN13 2DN

The application sought permission for the demolition of existing office building Block E and proposed development of 23 new build residential apartments and offices, with associated undercroft and surface parking, cycle park facilities, bin storage and landscaping and access gates. The application had been referred to the Committee by Councillors Mrs. Bayley and Brown who were concerned about the level of parking provision proposed and the potential impact on the residential amenity of adjacent residential units.

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Members' attention was brought to the late observations sheet which amended paragraphs 4 and 12 of the Officer's report, amended conditions 6, 10, 14 and 15 and included an additional condition.

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: Brian MacEntee
Parish Representative: -
Local Member: -

Members asked questions of clarification from the Officers.

It was moved by the Chairman and duly seconded that the recommendation in the report and the late observations, be agreed.

Members discussed the proposed height of the development and whether it would be in keeping with the street scene. Members also discussed the parking provision and that it only met the minimum parking requirement.

The motion to grant planning permission was put to the vote and it was lost.

It was moved by Councillor Brown and duly seconded that the application should be refused as the proposal would have a detrimental impact of the street scene and local area due to the height and bulk of the development and harm the residential amenities. The Chief Planning Officer be delegated authority to draft grounds for refusal, following consultation with the local ward members.

The motion to refuse planning permission was put to vote and it was

Resolved: That

- a) The proposal would harm the character and appearance of the street scene and visual amenity of the local area, due to the excessive height, bulk and mass of the proposed development. This conflicts with policy EN1 of the Sevenoaks Allocations and Development Management Plan.
- b) The proposal would create an undesirable form of development. It would harm the residential amenities future occupants of the apartments with east facing windows on to the railway embankment. The development would also harm the amenities enjoyed by the occupants of Squiggles Nursery due to the overbearing and dominant appearance of the building. This conflicts with policy EN2 of the Sevenoaks Allocations and Development Management Plan.
- c) The Chief Planning Officer be granted delegated authority to draft grounds for refusal, following consultation with the local ward members.

THE MEETING WAS CONCLUDED AT 9.50 PM

CHAIRMAN

