

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 26 July 2018 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Bosley, Clark, Edwards-Winsor, Halford, Horwood, Mrs. Hunter, Layland, Parkin, Purves, Thornton and Raikes

Apologies for absence were received from Cllrs. Brown, Coleman, McArthur and Reay

Cllrs. Barnes, Mrs Bosley, Dyball and Piper were also present.

13. Minutes

Resolved: That the minutes of the Development Control Committee meeting held on 5 July 2018 be approved and signed by the Chairman as a correct record.

14. Declarations of Interest or Predetermination

There were none.

15. Declarations of Lobbying

There were none.

16. 18/01071/FUL - Sherinside, Stonehouse Road, Halstead TN14 7HN

The proposal sought planning permission for the construction of a replacement dwelling and outbuildings following the demolition of the existing dwelling and outbuilding.

The application had been called to the Development Control Committee by Councillor Grint who believed the proposal constituted inappropriate development in the Green Belt.

Members' attention was brought to the main agenda papers and the late observations sheet.

The Committee was addressed by the following speakers:

Against the Application: -

For the Application: Richard Games

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Parish Representatives: -
Local Member: Councillor Grint

Members asked questions of clarification from officers.

It was moved by the Chairman and duly seconded that the recommendations within the report be agreed.

Members noted the absence of a Parish Council representative and that the proposal was more reasonable than that which could be achieved with the Lawful Development Certificates.

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 development shall be those indicated on the approved plan: P132-118, 120 and the application form.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) No development shall take place until details of the existing levels of the land any proposed slab levels and any changes in levels as a result of the development hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 4) No works shall commence until the tree protection strategy has been implemented as shown on the submitted Tree Protection Plan 17_1356_TPP_NT and Tree Survey Report dated 29th March 2018. The tree protection strategy shall be maintained during the duration of the works.

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To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks District Councils Allocation and Development Management Plan.

- 5) Prior to the first occupation of the dwelling hereby permitted full details for the provision of facilities for the safe charging of electric vehicles has been submitted to and approved in writing by the local planning authority. The facilities shall be installed in accordance with the details so approved prior to the first occupation of any of the residential units and be retained, maintained thereafter and be available for use at all times.

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

- 6) The full bat mitigation strategy, as detailed in paragraph 5.1.2.1 and in Figure 3 Bat roost compensation/enhancement scheme of the Updated Ecology Report, dated 29 March 2018 along with measures to enhance the site for bats shall be implemented in full and to the timetables provided, and shall be thereafter retained.

To ensure the protection of protected species and to enhance biodiversity on site as supported by the NPPF and Policy EN1 of the ADMP and SP11 of Sevenoaks District Council's Core Strategy.

- 7) The full Lighting Design Strategy for Biodiversity, as detailed in appendix 6 of the Updated Ecology Report, shall be implemented in full prior to occupation in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

To ensure the protection of protected species as set out within the NPPF.

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting that Order) no development including basements within the curtilage of the dwelling house permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be carried out or made to the dwelling without the grant of a further planning permission by the local planning authority.

In recognition of the very special circumstances of the case and to mitigate harm to the openness of the Green Belt as supported by the

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National Planning Policy Framework and policy GB3 of the Allocations and Development Management Plan.

- 9) The proposed garage shall be used solely as ancillary to the main dwelling and for no other purpose.

To prevent overdevelopment of the land as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 10) No development shall take place until the dwellinghouse, shed and garage as shown on plan P132-113 has been demolished and all resulting materials have been removed from the land.

To protect the openness of the Green Belt and to support the very special circumstances of the case including maintaining the openness of the Green Belt.

- 11) The development hereby permitted shall be carried out in accordance with the following approved plans: P132-104, 105, 106, 112, 116, 117, 118, 120, 17_1356_TPP_NT, P132-113.

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

Informatives

- 1) Prior to work commencement, the following vegetation clearance scheme has to be carried out by an experienced ecologist to ensure no harm occurs to reptiles during the proposed development:
- Any cutting of the vegetation and removal of piles of masonry/concrete and debris within the work area, should be undertaken during the active season for reptiles (April to early October inclusive) in any given year.
 - Immediate maintenance of low vegetation cover (max 10cm) on site from the start and until the end of development works to prevent the works area becoming suitable for reptiles. To enable reptiles to relocate to surrounding habitats, the vegetation will be cut using hand tools only (strimmer and brush cutters acceptable).
 - Appropriate checks by the experienced ecologist prior to careful removal of the piles of masonry/concrete, debris and other suitable reptile refuges and to be kept away from the areas to avoid reptiles colonising those.

At 7.18 p.m. the Chairman adjourned the Committee for the convenience of Members and Officers. The meeting resumed at 7.23 p.m.

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17. 17/02279/FUL - Swanley Centre, London Road, Swanley BR8 7TQ

The Chairman moved and it was

Resolved: That under section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting when considering Agenda item 4.2 below, on the grounds that likely disclosure of exempt information is involved as defined by Schedule 12A: paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information); and paragraph 5 - Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

Further information is contained within the confidential appendix to these minutes.

Resolved: That 2 (i) and (ii) and 3 as set out in the conclusion of the confidential report, subject to the agreed amendment to 2 (i), be agreed.

THE MEETING WAS CONCLUDED AT 9.00 PM

CHAIRMAN

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