

## DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 7 February 2019 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Clark, Coleman, Edwards-Winsor, Mrs. Hunter, Layland, McArthur, Parkin, Purves, Raikes and Reay

Apologies for absence were received from Cllrs. Bosley, Gaywood and Horwood

Cllr. Piper was also present.

### 57. Minutes

Resolved: That the minutes of the Development Control Committee held on 17 January 2018 be approved and signed as a correct record.

### 58. Declarations of Interest or Predetermination

Councillor Raikes declared that for Minute 60 - 18/03097/FUL - Land Rear of 31 Serpentine Road, Sevenoaks TN13 3XR and for Minute 61 - 18/03462 - Land Rear of 2 Uplands Close, Riverhead TN13 3BP, he had previously considered the matters when discussed by Sevenoaks Town Council, but that he remained open minded.

### 59. Declarations of Lobbying

All Councillors except Councillor Williamson declared that they had been lobbied in respect of Minute 60 18/03097/FUL - Land Rear of 31 Serpentine Road, Sevenoaks TN13 3XR.

### Reserved Planning Applications

The Committee considered the following planning applications

#### 60. 18/03097/FUL - Land Rear Of 31 Serpentine Road, Sevenoaks TN13 3XR

The proposal sought permission for the erection of a detached dwelling with an integral garage.

The application had been referred to the Development Control Committee by Councillor Purves due to concerns regarding the potential impact to neighbouring

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amenity which would conflict with policy EN2 of the Sevenoaks District Council Allocation and Development Management Plan.

Members' attention was brought to the main agenda papers and the late observations sheet which added conditions and an informative.

The Committee was addressed by the following speakers:

Against the Application: Rachel Wray

For the Application: -

Parish Representatives: -

Local Member: -

Members asked questions of clarification from the Officers. In response to questions, Members were advised that an application on site in 2010 had been dismissed by the Inspector due to concerns regarding an unacceptable loss of privacy to neighbours as a result of the orientation and siting of the application as well as the impact the development would have on the character of the area arising from its size, siting and design. Officers were asked to clarify some of the distinctions between the 2017 permission and the current application. Officers explained that the northern elevation was gabled however the overall height for the 2017 and 2018 applications were the same. Members were advised that the applicant was entitled to carry out the 2009 or 2017 permissions.

It was moved by the Chairman and duly seconded that the recommendation within the report as altered by the late observations be agreed.

Members debated the application. It was noted that the view from 5 Serpentine Court would be of solid built form and that this was also wider than the 2017 permission. The ground level height difference of 1 meter between the application site and 5 Serpentine Court would emphasise impact and overshadowing. The application was thought to have a considerable impact on amenity.

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

It was moved by the Councillor Clark and duly seconded by Councillor Reay that planning permission be refused on the grounds of the overbearing and harmful impact scale, bulk and massing of the proposal would have on neighbouring amenity, contrary to policy EN2 of the ADMP.

The motion was put to the vote and it was

Resolved: That planning permission be refused on the grounds that the proposal would result in a scale, bulk and massing that would be overbearing and harmful to the residential amenity of neighbouring properties making the proposal contrary to policy EN2 of the Sevenoaks Allocations and Development Management Plan.

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61. 18/03462/FUL - Land Rear Of 2 Uplands Close, Riverhead TN13 3BP

The proposal sought permission for the construction of a detached three bedroom dwelling incorporating a garage, access and off street parking.

The application had been referred to the Development Control Committee by Councillor Bayley due to concerns regarding the proposed scale and bulk of the dwelling which was considered to be overbearing and out of keeping with the character of the area and therefore contrary with policy EN1 of the Sevenoaks District Council Allocation and Development Management Plan.

Members attention was brought to the main agenda papers and the late observations sheet which amended the conditions.

The Committee was addressed by the following speakers:

Against the Application: Caroline Penollar  
For the Application: Bob McQuillan  
Parish Representatives: -  
Local Member: -

Members asked questions of clarification from speakers and Officers. In response to questions, Members were advised by the speaker against the application that the roadside land proposed for access to the development was currently unregistered. The agent informed Members that the applicant would be willing to take responsibility for the upkeep of this area. It was noted that a condition had been added to cover maintenance of the access and it was required that this condition be met before development could commence on site.

It was moved by the Chairman and duly seconded that the recommendation within the report as altered by the late observations be agreed.

Members noted that the application was for a large dwelling on a relatively small site and approved of the added drainage condition considering the proposed terracing.

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.

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- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: LR/622/BP01, LR/622/01 A, LR/622/SP01.

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

- 3) Prior to reaching damp proof coursing details of materials to be used in the construction of the dwelling shall be submitted to and approved in writing. The development shall be carried out in accordance with the approved plans.

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.

- 4) No development shall be carried out on the land until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Those details shall include:- hard landscaping plans (identifying proposed areas of hardstanding and details of finish);- 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 including any necessary protection measures during construction. 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 Allocations and Development Management Plan.

- 5) The proposed windows on the rear elevation at second floor on the north-east and northwest corner of the two storey bay (currently labelled the en-suite) shall be obscure glazed and fixed shut at all times unless the opening parts of the window are above 1.7m from finished floor level.

In the interest of preserving neighbouring amenity in accordance with policy EN2 of the Sevenoaks District Council Allocation and Development Management Plan.

- 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.

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- 7) No development shall commence until the provision and maintenance of 2.4 metres x 44.8 metres x 44.6 metres visibility splays (to a point 0.5 metres out from the kerb to the west and to the southern edge of the central hatching to the east) at the access with no obstructions over 1.05 metres above carriageway level within the splays have been provided. The visibility splays shall be maintained as such thereafter.

In the interests of highway safety.

- 8) No development shall commence until the provision and maintenance of 2.0 metres x 2.0 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level have been provided. The visibility splays shall be maintained as such thereafter.

In the interests of highway safety.

- 9) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. wheel washing facilities;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

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

- 10) No development shall take place until full details of the surface water drainage systems have been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

To meet sustainability and environmental objectives and in the interest of highways safety.

- 11) The parking and turning area shown on plan LR/622/SP01 shall be provided and kept available for such use at all times and no permanent development shall be carried out on the land so shown or in such a position as to preclude vehicular access to the parking and turning area.

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To ensure a permanent retention of vehicle parking for the property as supported by Policy T2 of the Sevenoaks Allocations and Development Management Plan.

### Informatives

- 1) It appears that the proposal involves works that affect the highway and / or its verge. Before commencing such works, you must obtain the separate consent of the Highway Authority. Please contact Kent Highway Services, Network Operations on 01474 544068.
- 2) Please note that in accordance with the information on your Self Build Exemption Claim Form Part 1 and the requirements of The Community Infrastructure Levy Regulations 2010 (as amended) you MUST submit a COMMENCEMENT NOTICE to the Council BEFORE starting work on site. Failure to do so will result in the CIL charge becoming payable in full.
- 3) Please note that within six months of completing the home, the applicant must submit additional supporting evidence to confirm that the project is self build, being:
  - \* A Self Build Exemption Claim Form - Part 2 (available on the Planning Portal website);
  - \* The supporting evidence as set out in the form, to confirm that the levy exemption should be upheld.

If the evidence is not submitted to the Council within the 6 month time period, the full levy charge becomes payable.

THE MEETING WAS CONCLUDED AT 7.52 PM

CHAIRMAN