

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 25 April 2019 commencing at 7.00 pm

Present: Cllr. Thornton (Vice Chairman) (In the Chair)

Cllrs. Ball, Barnes, Bosley, Brown, Clark, Coleman, Edwards-Winser, Horwood, Mrs. Hunter, Layland, Purves, Raikes and Reay

Apologies for absence were received from Cllrs. Gaywood, McArthur, Parkin and Williamson

Cllrs. Piper and C Barnes were also present.

76. Minutes

Resolved: That the minutes of the Development Control Committee held on 3 April 2019 be approved and signed as a correct record.

The Vice Chairman expressed thanks to the Committee on behalf of herself and the Chairman for their hard work and commitment over the past four years.

77. Declarations of Interest or Predetermination

Councillors Horwood and Barnes declared that for Minute 80 - 19/00009/FUL - Post Office, Post Office Counters Ltd, London Road, Swanley BR8 7AA they had previously considered the matter when discussed by Swanley Town Council, but that they remained open minded.

78. Declarations of Lobbying

There were none.

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:

79. 19/00317/ADV - Buckhurst 2 Car Park, Buckhurst Lane, Sevenoaks TN13 1JJ

The proposal sought permission for the installation of an illuminated sign to the north elevation of the Sevenoaks Town car park.

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The application was referred to Development Control Committee as Sevenoaks District Council was the applicant.

Officers clarified that the application was retrospective and the method of illumination/intensity of the signage.

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

- 1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 2) No advertisement shall be sited or displayed so as to:-

- a - endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)

- b - obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

- c - hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

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- 5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 6) The intensity of the illumination shall not exceed 400 candelas /m2.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

Reserved Planning Applications

The Committee considered the following planning application.

80. 19/00009/FUL - Post Office, Post Office Counters Ltd, London Road Swanley BR8 7AA

The application was for the change of use of a ground floor unit from A1 (retail) to D1 (Christian place of worship) and various associated community facilities.

The application had been referred to the Development Control Committee by Councillor Dyball due to concerns relating to inadequate parking, noise and loss of a prime site for retail.

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

The Committee was addressed by the following speakers:

Against the Application: Melissa Foster
For the Application: -
Parish Representatives: Town Councillor Paul Darrington
Local Member: Councillor Dyball

Members asked questions of clarification from Officers and were advised that a parking survey had not been carried out in Swanley Town Centre for the expected peak time of Sunday morning. Officers noted that only current parking arrangements were relevant and the Committee were unable to consider the parking implications of any future developments in the Town Centre. Members requested an informative be included to cover fire safety assurances. It was noted that the 120-person capacity had been proposed by the applicant and would be subject to inspections if the Council were to receive complaints relating to this capacity being exceeded.

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It was moved by the Chairman and duly seconded that the recommendation within the report and late observations be agreed subject to an additional informative to cover fire safety.

Members debated the application.

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 and details: Site Location Plan, 1903-02, 1903-03

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

- 3) The use hereby permitted shall not commence until details of a noise attenuation scheme, assessing potential noise breakout from the proposed use and measures to control it, has been submitted to and approved in writing by the Local Planning Authority. The use shall be carried out only in accordance with the approved details.

To protect the amenities of nearby residential properties and to comply with policy EN2 of the ADMP.

- 4) The premises shall be used only as a place of worship and shall not be used for any other purposes falling within the D1 use class without the benefit of further planning permission.

To protect the amenities of nearby residential properties and to ensure the use does not result in adverse highway or parking conditions, to comply with policies EN2, T1 and T2 of the Sevenoaks ADMP.

- 5) The premises shall be occupied by no more than 120 people at any one time.

To protect the amenities of nearby residential properties and to ensure the use does not result in adverse highway or parking conditions, to comply with policies EN2, T1 and T2 of the Sevenoaks ADMP.

- 6) The use hereby permitted shall take place only between the hours of 08:00 and 20:00 on any day.

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To protect the amenities of nearby residential properties and to comply with policy EN2 of the ADMP.

- 7) Prior to the first use of the premises, a Travel Plan, including details of the promotion of sustainable means of transport for future users, shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall be implemented in accordance with the approved details.

To ensure the development has an acceptable impact on local traffic and parking, and to mitigate the potential impact of the development on the Air Quality Management Plan, to comply with policies T1 and EN2 of the Sevenoaks ADMP.

Informatives

- 1) The applicant is reminded that this planning permission does not include any external alterations to the building, including any new plant or mechanical equipment. Further planning permission may be required for these elements.
- 2) The applicant is advised to contact Environmental Health, Food Safety Team at the initial design stage, with respect to advice on compliance with food safety legislation in relation to the kitchen use.
- 3) Owing to the likelihood of the existing buildings containing or being constructed of asbestos products, the applicant is advised contact the Health and Safety Executive (HSE) for advice on the submission of a suitable method statement for removal. Any asbestos found on site must be removed in a controlled manner by an appropriately qualified operator.
- 4) The applicant is reminded that the Advertisement Consent may be required for external signage associated with the use.
- 5) The applicant is reminded that separate building regulations approval may be required for any associated internal alterations or changes associated with the change of use of the building.

THE MEETING WAS CONCLUDED AT 8.00 PM

CHAIRMAN