

## DEVELOPMENT CONTROL COMMITTEE

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

Present: Cllr. Williamson (Chairman)

Cllr. Reay (Vice Chairman)

Cllrs. Ball, Barnett, Cheeseman, Perry Cole, P. Darrington, Firth, Hudson, Hunter, Layland, McGarvey, Raikes, and Roy

Apologies for absence were received from Cllrs. Coleman, Hogarth, Pett and Purves

Cllrs. Dr. Canet, G. Darrington, Griffiths, Osborne-Jackson, Waterton and Penny Cole were also present.

### 14. Minutes

Resolved: That the Minutes of the meeting of the Committee held on 4 July 2019, be approved and signed as a correct record subject to the removal of 'Parish Cllr Terry Brooker' from Minute 13, Parish Representative.

### 15. Declarations of Interest or Predetermination

Councillor Raikes declared for Minute 18 - 19/00853/House - 61 The Moor Road, Sevenoaks Kent TN14 5ED that he had previously considered the matter when discussed by Sevenoaks Town Council, but he remained open minded.

### 16. Declarations of Lobbying

All Councillors declared that they had been lobbied for Minute 18 - 19/00853/HOUSE - 61 The Moor Road, Sevenoaks Kent TN14 5ED.

Reserved Planning Applications

The Committee considered the following applications:

### 17. 19/00946/FUL - Hurstgrove, Castle Hill, Hartley, Kent DA3 7BQ

The proposal sought permission for the demolition of existing buildings and structures. Erection of a detached single storey dwelling. Improvements to access. The application had been referred to the Development Control Committee by Councillor Parkin on the grounds that she was of the view that the proposal represents appropriate development in the Green Belt.

## Development Control Committee - 25 July 2019

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: -  
For the Application: Jillian Barr  
Parish Representative: -  
Local Member: -

Members asked questions of clarification from the Officers.

Members were advised that as there was a tank built into the site, as a result there was some built form on the site and therefore had been taken into consideration.

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

Members debated the application and discussed whether the Green Belt would be preserved and or enhanced by the proposal, with the maximum heights increased with the footprint of the size decreased. The very special circumstances were discussed and whether this outweighed the harm to the Green Belt.

The motion was put to the vote and it was

Resolved: That planning permission be refused on the grounds that the land lies within the Metropolitan Green Belt where strict policies of restraint apply. The proposal would be inappropriate development harmful to the maintenance of the character of the Green Belt and to its openness. The Council does not consider that the special circumstances relevant in this case are sufficient to justify overriding the National Planning Policy Framework and policy L01 of the Sevenoaks Core Strategy.

### 18. 19/00853/HOUSE - 61 The Moor Road, Sevenoaks Kent TN14 5ED

The proposal sought permission for the demolition of existing rear extension at ground floor; proposed new rear extension at ground floor with rooflight; proposed first floor rear extension; proposed garage conversion and rear ground floor extension with rooflight.

The application had been referred to the Development Control Committee by Councillor Canet, who felt that the proposal would set a precedent for the terrace as it would be the only double height rear extension in The Moor Road.

Members' attention was brought to the main agenda papers and the late observation sheet which included an additional recommended condition.

The Committee was addressed by the following speakers:

Against the Application: Andrew Joynson  
For the Application: Neal Thompson

## Development Control Committee - 25 July 2019

Parish Representative: -  
Local Member: Councillor Dr Canet

Members asked questions of clarification from the Speakers and Officers.

In response to questions Members were advised by the Officers that the policies raised by the objector had been discussed within the Officers report and an assessment had been carried out against them. Members were advised that the windows along the south side of the property would be glazed and non-opening.

It was moved by the Chairman and duly seconded that the recommendation and additional condition in the late observation be agreed.

Members debated the application and concern was raised that the development would have an overbearing impact upon the two neighbouring properties, due to its scale, bulk and form. Concern was also raised that the development failed to respond positively to the features of the area.

The motion was put to the vote and it was lost.

It was moved by Councillor Firth and duly seconded that planning permission be refused on the grounds that the development would fail to respond positively to the features of the area and that it would be overbearing onto neighbouring properties due to its scale and bulk.

The motion was put to the vote and it was

Resolved: That planning permission be refused on the grounds that

1. The proposal would harm the character and appearance of the area because the development would not respond positively to the features of the area which contribute to the local distinctive character. This conflicts with policy EN1 of the Sevenoaks Allocations and Development Management Plan and the Sevenoaks Residential Extensions Supplementary Planning Document.
2. The proposal would create an undesirable form of development. It would harm the residential amenities enjoyed by the occupants of 59 and 63 The Moor Road because of the overbearing effect the development would have. This conflicts with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

THE MEETING WAS CONCLUDED AT 8.20 PM

CHAIRMAN

