

## DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 17 October 2019 commencing at 7.00 pm

Present: Cllr. Reay (Chairman)

Cllrs. Ball, Barnett, Cheeseman, Perry Cole, Coleman, P. Darrington, Firth, Hunter, Layland, Pett, Purves, Raikes, Reay and Roy

Apologies for absence were received from Cllrs. Brown, Hogarth, Hudson, McGarvey and Williamson

Cllrs. Dr. Canet, G. Darrington, Osborne-Jackson, Thornton and Piper were also present.

### 29. Minutes

Resolved: That the Minutes of the Development Control Committee held on 26 September 2019 be signed by the Chairman as a correct record.

### 30. Declarations of Interest or Predetermination

Cllr Firth declared for Minute 31 - 19/00979/HOUSE - 1 Old Forge Cottages, High Street, Brasted Kent TN16 1JA, that she was the Ward Councillor but remained open minded.

Cllr Darrington declared for Minute 33 - 19/02982/FUL, Land North of 1 - 7 Conifer Way, Swanley Kent BR8 7UE, that he was the Ward Councillor but was not biased towards the application.

Cllr Ball declared for Minute 33 - 19/02982/FUL, Land North of 1 - 7 Conifer Way, Swanley Kent BR8 7UE, that he had previously considered the matter when discussed by Swanley Town Council, but he remained open minded.

### 31. Declarations of Lobbying

All Members declared that they had been lobbied in respect on Minute 34 - 19/02155/FUL - 83 Hever Avenue, West Kingsdown, Kent TN15 6HQ.

### RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

### 32. 19/00979/HOUSE - 1 Old Forge Cottages, High Street, Brasted Kent TN16 1JA

The application sought planning permission for the erection of a close boarded fence. The application was referred to the Committee by Cllr Firth for the

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Committee to decide whether the proposed fence would not conserve or enhance the setting of the heritage asset to which it related to, and as such was contrary to Policy EN4 of the ADMP.

Members' attention was brought to the main agenda papers and late observation sheet which did not propose any amendments to the recommendation.

The Committee was addressed by the following speakers:

For the Application: -  
Against the Application: Yvonne Abbott  
Parish Representative: Simon Thorogood  
Local Member: Cllr Piper

Members asked questions of clarification of the Officers.

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

Members debated the application and considered whether a close boarded fence and concrete posts were out of keeping with the area and a listed building. Concern was raised that the concrete would have a suburbanising and artificial effect and would visually detract from the conservation area and the listed building. An unnatural corridor would be created between the fences which was not common in the area and was too close to the listed building.

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

It was moved and duly seconded that planning permission be refused on the grounds that the application failed to conserve or enhance the conservation area and setting of the listed buildings, contrary to EN4 of the ADMP and NPPF.

The motion was put to the vote and it was

Resolved: That planning permission be refused on the following grounds:

By virtue of the modern and suburban appearance of the proposed fence the proposal would fail to either conserve or enhance the setting of the listed buildings and would therefore be harmful to the significance of the heritage assets contrary to Policy EN4 of the Sevenoaks Allocations and Development Management Plan and the NPPF.

### 33. 19/01980/FUL - Land North of 1 - 7 Conifer Way, Swanley Kent BR8 7UE

The application sought permission for the erection of 3 no. 3 bedroom dwelling houses with improved children's playground facilities. The application was referred to the Development Control Committee as Sevenoaks District Council was the applicant for the application.

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Members' attention was brought to the main agenda papers and late observation sheet which did not amend the recommendation.

The Committee was addressed by the following speakers:

For the Application: -  
Against the Application: Tracey Moore  
Parish Representative: -  
Local Member: -

Members asked questions of clarification of the Officers and speakers. In response to questions Members were advised that the land was currently classed as designated open space, therefore if planning permission was agreed the focus was on the improved play area, formal access and retention of some open space.

It was moved and duly seconded that the recommendation in the report be agreed.

Members debated the application, and discussed whether the proposed plans would be the best use of the space, recognising the need for open space for the local residents and children but also the need for housing.

The motion was put to the vote and it was

Resolved: That planning permission be agreed 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: A983-02B-PL-001 Revision A, A983-02B-PL-101 Revision C, A983-02B-PL-102 Revision E, A983-02B-PL-110 Revision D, A983-02B-PL-111 Revision A, A983-02-PL-120, A983-03-PL-130, A983-03-PL-131 and HED.1373.101.

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

- 3) Prior to the completion of works above damp proof course level, full details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

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.

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- 4) Prior to the completion of the development, full details of hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Those details shall include:-hard landscaping plans (identifying the finishing materials of areas of hard landscaping and details of all fencing);-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 approved details shall be carried out prior to the first occupation of the development hereby granted. If within a period of 5 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.

- 5) All first floor windows in the side elevations of the approved dwellings shall be obscure glazed and non-openable at all times, unless above 1.7m above the internal floor level.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 6) Prior to the completion of the development, details of measures incorporated into the development to enhance the biodiversity of the site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To enhance biodiversity within the local area as supported by the National Planning Policy Framework and policy SP11 of the Sevenoaks Core Strategy.

- 7) Prior to first occupation of the new dwellings hereby approved, an electrical charging point for the safe charging of electric vehicles shall be provided and maintained for the each of the dwellings.

To encourage the use of low emission vehicles in accordance with policy T3 of the Sevenoaks Allocations and Development Management Plan.

- 8) Prior to the first occupation of the development, the children's play area shall be installed for the use of the general public and maintained thereafter.

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To preserve the provision of open space within the area in accordance with policy SP10 of the Sevenoaks Core Strategy and policy GI2 of the Sevenoaks Allocation and Development Management Plan.

### 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.

#### 34. 19/02155/FUL - 83 Hever Avenue, West Kingsdown, Kent TN15 6HQ

The proposal sought permission for the proposed demolition of existing dwelling and construction of 4 no. new-build residential dwellings and associated parking/landscaping. The application was referred to Development Control Committee by Cllr Harrison as she considered that the proposal represented over development of the site that it would be out of keeping with the street scene and would have an adverse impact upon local amenities.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

For the Application:	-
Against the Application:	Marion Fry
Parish Representative:	Ian Bosley
Local Member:	-

Members asked questions of clarification of the Officers.

In response to questions, Members were advised that the density numbers were to optimise rather than maximise the site. There were other areas within West Kingsdown that had similar density numbers although not within the immediate locality of the site. Members were also advised that although the current property on the site was a bungalow, there were two storey building opposite and across from the site.

The Chairman moved and it was duly seconded that the recommendation within the report be agreed.

Members debated the application and concern was raised that the proposed density of the site was out of keeping with the immediate locality and that it would be unacceptably out of keeping with the surroundings. Consideration was also given to the proposed rear properties overlooking neighbours.

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

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It was moved by the Chairman that planning permission be refused on the grounds that the proposal was overdevelopment of the site and harmful to the character and appearance of the area contrary to policy EN1 of the ADMP. The proposal would also fail to meet the aims and aspirations of the National Planning Policy Framework (NPPF).

The motion was put to the vote and it was

Resolved: That planning permission be refused on the following grounds

The proposal represents a cramped overdevelopment of the site at an excessive residential density harmful to the character and appearance of the area contrary to Policy EN1 of the Sevenoaks District Council Allocations and Development Management Plan Adopted February 2015 and the aims and objectives of the National Planning Policy Framework

THE MEETING WAS CONCLUDED AT 9.08 PM

CHAIRMAN