

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 14 November 2019 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Reay (Vice Chairman)

Cllrs. Ball, Brown, Cheeseman, Perry Cole, Coleman, P. Darrington, Hogarth, Hudson, Hunter, Layland, McGarvey, Pett, Purves, Raikes and Roy

Apologies for absence were received from Cllrs. Barnett and Firth

Cllrs. Kitchener, Maskell and Thornton were also present.

35. Minutes

Resolved: That the Minutes of the Development Control Committee held on 17 October 2019 be signed by the Chairman as a correct record.

36. Declarations of Interest or Predetermination

Councillor Hudson declared that for Minute 39 - 19/02500/HOUSE 1 Squires Field, Hextable BR8 7QY she had previously considered the matter when it was discussed by Hextable Parish Council, but she remained open minded.

37. Declarations of Lobbying

Councillors Brown, Cheeseman, Perry Cole, Coleman, P. Darrington, Hogarth, Hudson, Layland, McGarvey, Pett, Purves, Raikes, Reay, Roy and Williamson declared that they had been lobbied in respect of Minute 38 - 4.2 19/02078/HOUSE 7 High Street, Shoreham, Kent TN14 7TB.

Councillors Hunter and Reay declared that they had been lobbied in respect of Minute 41 - 19/02020/FUL Outbuilding south of Godden Green House, Park Lane, Godden Green, Sevenoaks TN15 0JS.

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

38. 19/02078/HOUSE - 7 High Street, Shoreham, Kent TN14 7TB

The proposal sought planning permission for proposed demolition to existing garage, proposed ground floor rear extension with rooflight, proposed ground and first floor side extension, proposed new roof, new dormer at the rear along with increase of size and shape of dormers, rooflight at front and new steps of the front

Development Control Committee - 14 November 2019

of the dwelling. The application had been referred to Development Control Committee as the applicant was relate to a member of staff.

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

The Committee was addressed by the following speakers:

Against the Application: John Saynor
For the Application: Jason Borrows
Parish Representative: Parish Cllr Richard Boyle
Local Member: -

Members asked questions of clarification from the officers, including clarification of the relevance of the previous planning history and the choice of cladding materials.

Members moved into debate and discussed the application, in particular the choice of cladding materials and their suitability for the area. Some concern was expressed and the size and bulk. The Chairman advised Members that they could only consider the application before them, and that it was possible to condition materials.

It was moved by the Chairman and duly seconded that the recommendations within the report, be agreed subject to delegated authority being granted to the Chief Planning and Regulatory Services to draft an additional condition 4 on use of cladding materials following consultation with the local members with no material changes to what was already proposed.

It was put to the vote and

Resolved: That planning permission be granted subject

a) 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 upper floor bathroom window shown on the south side elevation facing number 5 High Street, hereby permitted, shall be obscure glazed to a minimum level 3 and non-opening below 1.7m above the finished floor level.

In order to preserve neighbouring privacy as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan

Development Control Committee - 14 November 2019

- 3) the development hereby permitted shall be carried out in accordance with the following approved plans and details: SP1242-19-PL02 REV A; Revised Design & Access Statement received 12/08/19

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

- b) delegated authority being granted to the Chief Planning and Regulatory Services to draft an additional condition 4 on use of cladding materials following consultation with the local members.

39. 19/02500/HOUSE - 1 Squires Field, Hextable, KENT BR8 7QY

The proposal sought planning permission for the erection of single storey side extension with barn hip and small gabled roof to accommodate a garage; replacement of existing part-pitched and flat roof over existing side extension with barn hip and small gabled roof to match the proposed. The application had been referred to Development Control Committee by Councillor Kitchener who stated that the application would have a detrimental effect on the street scene.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application:	Christine Proudlove
For the Application:	Guy Brown
Parish Representative:	-
Local Member:	Cllr Kitchener

Members asked questions of clarification from the speakers and officers including removing permitted development rights and preventing the use of the garage as habitable space.

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

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

Councillor Hudson moved and it was duly seconded that the application be refused on the grounds that it was detrimental to the street scene and contrary to EN1 by means of bulk, height, mass, scale and form.

The motion was put to the vote and it was

Resolved: The planning permission be refused on the grounds that the proposed development, by reason of its bulk, height, mass and form, would detract from the character of the area, contrary to policy EN1 of the Sevenoaks ADMP.

Development Control Committee - 14 November 2019

40. 19/01699/FUL - Chartwell House, Mapleton Road, Westerham Kent TN16 1PS

The proposal sought planning permission for the installation of a sewage treatment plant and an Acoustic Close Board Fence. The application had been referred to Development Control Committee by Councillor Maskell on the grounds of harm to the Green Belt and noise disturbance to neighbouring dwellings, contrary to policy EN2.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: Zoe Colbeck
Parish Representative: Parish Cllr Helen Ogden
Local Member: Cllr Maskell

Members asked questions of clarification from the officers.

The Chairman moved that the recommendations within the report, be agreed.

Members discussed the application, in particular the siting of the plant and the efficacy of the acoustic fence.

Resolved: That planning permission be granted subject the following conditions

- 1) the development hereby permitted shall be carried out in accordance with the following approved plans and details: 2283/311/LBP, 2283/311/1, 2283/311/100, hla 316 01/A, 10747-03-SHT03/A.

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

- 2) the sewage treatment system shall only operate while the acoustic fencing is in place in full accordance with drawing 2283/311/100. If at any time the fencing is not in full accordance with that drawing, the use of the sewage treatment plant shall cease with immediate effect until such a time that the acoustic fencing is reinstated in full.

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

- 3) within 3 months of the date of this permission, details shall be submitted to the local planning authority for approval of a scheme of landscaping to thicken and enhance the hedgerow existing to the south of the sewage treatment plant. The approved scheme shall be implemented in full in the first planting season following its approval.

Development Control Committee - 14 November 2019

To provide visual screening to reduce visibility from the public right of way and wider views across the AONB, to comply with policies EN1 and EN5 of the ADMP.

- 4) all planting or seeding approved shall be carried out in the first planting and seeding season following the approval of those details. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

To provide visual screening to reduce visibility from the public right of way and wider views across the AONB, to comply with policies EN1 and EN5 of the ADMP.

- 5) the acoustic fencing hereby approved shall be of timber construction and so maintained.

To protect the character and appearance of the area and the landscape, and to preserve the setting of the heritage assets, to comply with EN1, EN4 and EN5 of the ADMP.

Informative

- 1) The granting of planning permission confers no other permission or consent on the applicant. The applicant is reminded that no works should be undertaken on a Public Right of Way without the express consent of the Highway Authority. This means that the Public Rights of Way must not be stopped up, diverted, obstructed (this included building materials, vehicles or waste generated during the works) or the surface disturbed. There must be no encroachment on the current width, at any time now or in the future and no furniture or fixtures may be erected on or across the Public Right of Way without consent.

41. 19/02020/FUL - Outbuilding South of Godden Green House, Park Lane, Godden Green Sevenoaks Kent TN15 0JS

The proposal sought planning permission for demolition of the existing barn and erection of a one 1-bed dwelling house. The application had been referred to Development Control Committee on the grounds of harm to the landscape of the Area of Outstanding Natural beauty and the Green Belt.

Members' attention was brought to the main agenda papers and late observation sheet. The Planning Officer advised Members of an additional condition 11:

'Prior to the installation of the glazing, full details of the type of glazing to be installed to prevent light spillage should be submitted to and approved in writing by the local planning authority. The development shall be carried out in

Development Control Committee - 14 November 2019

accordance with the approved details and once implemented the approved details shall thereafter be retained as approved’.

Reason: In the interests of the dark skies of the Area of Outstanding Natural Beauty in accordance with policy EN5 of the Sevenoaks District Council Allocation and Development Management Plan.’

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: Tom Cole
Parish Representative: -
Local Member: Cllr Thornton

Members asked questions of clarification from the speakers and officers, including concern for driveway lighting and drainage, and light pollution in the AONB.

Members debated the application, in particular the design and character/modern appearance and whether it was in keeping with the surrounding area.

The Chairman moved that the recommendations within the report including the additional condition 11, be agreed subject to delegated authority being granted to the Chief Planning & Regulatory Officer to draft additional conditioning for external lighting details, glazing details (to prevent excessive light spillage from windows of new dwelling), ecology enhancements details and surface water drainage details for driveway and soakaways.

Resolved: That planning permission be granted subject to

a) 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) prior to reaching slab level details of the proposed external materials and green roof shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

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) the development hereby permitted shall be carried out in accordance with the following approved plans and details: PL100, EX099, PL202, PL101, PL201, PL200.

Development Control Committee - 14 November 2019

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

- 4) 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 enlargement, improvement or other alteration permitted by Class A, D or E of Part 1 of Schedule 2 or Class A of part 2 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.

To ensure any future development on the site maintains the character of the area and protects neighbouring amenity in accordance with Policy EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

- 5) prior to the occupation of the dwelling 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: -planting plans (identifying existing planting and trees, plants and trees to be retained and new planting and trees), -written specifications (including cultivation and other operations associated with tree, plant and grass establishment), -schedules of new plants and trees (noting species, size of stock at time of planting and proposed number/densities where appropriate), - Details of any means of enclosure, and -a programme of implementation. If any part of the approved landscaping scheme is removed, dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The works shall be carried out in accordance with the approved details.

To enhance the visual appearance of the area as supported by EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

- 6) before the use or occupation of the development hereby permitted, the car parking area shall include two parking spaces at a scale of no less than 2.5x5m, which shall be provided and shall be kept available for the parking of cars at all times.

In the interest of highway safety.

- 7) prior to the implementation of any visibility splays details of the landscaping (trees) to be retained, removed, and replaced along the proposed visibility splays shall be submitted and approved in writing by the local planning authority. These details shall include: - Tree protection measures, - Replacement trees including species, size, and a programme of implementation, - Root protection measures for

Development Control Committee - 14 November 2019

retained trees. The works shall be carried out in accordance with the approved details.

To conserve the visual appearance of the area as supported by EN5 and EN1 of the Sevenoaks Allocations and Development Management Plan.

- 8) prior to the occupation of the new dwelling hereby permitted details for the provision of an electric vehicle charging point shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging point shall be installed in accordance with the details so approved prior to the first occupation of the new dwelling hereby approved.

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

- 9) no development shall be carried out above DCP level of the hereby approved dwelling and extension until a visibility splay of 2m x 43m has been provided on each side of the access, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility above 0.9m in height above ground level shall be erected within the area of such splays.

To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy T2 of the Sevenoaks Allocations and Development Management Plan.

- 10) prior to the commencement of the development details of the existing and proposed land levels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved land levels.

To prevent inappropriate development in the Green Belt as supported by the National Planning Policy Framework of the Sevenoaks Allocations and Development Management Plan.

- 11) prior to the installation of the glazing, full details of the type of glazing to be installed to prevent light spillage should be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and once implemented the approved details shall thereafter be retained as approved.

In the interests of the dark skies of the Area of Outstanding Natural Beauty in accordance with policy EN5 of the Sevenoaks District Council Allocation and Development Management Plan.

Development Control Committee - 14 November 2019

- b) delegated authority being granted to the Chief Planning & Regulatory Officer to draft additional conditioning for external lighting details, glazing details (to prevent excessive light spillage from windows of new dwelling), ecology enhancements details and surface water drainage details for driveway and soakaways.

42. 19/02304/HOUSE - Rushmore Lodge, Rushmore Hill, Knockholt KENT TN14 7NS

The proposal sought planning permission for the erection of a single storey rear extension. The application had been referred to Development Control Committee by Councillor Grint as the proposals constituted inappropriate development in the Green Belt.

Members' attention was brought to the main agenda papers

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: -
Parish Representative: -
Local Member: Cllr Grint

Members asked questions of clarification from the speaker and officers.

Members debated the application, in particular the removal of permitted development rights.

The Chairman moved that the recommendations within the report, be agreed.

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) notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A, B or E of that Order.

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 National Planning Policy Framework and policy GB1 of the Allocations and Development Management Plan.

Development Control Committee - 14 November 2019

- 3) the development hereby permitted shall be carried out in accordance with the following approved plans and details: 0052.3 Rev A; application form dated 6/8/19

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

THE MEETING WAS CONCLUDED AT 10.04 PM

CHAIRMAN