

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 12 March 2020 commencing at 7.00 pm

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

Cllrs. Barnett, Brown, Cheeseman, Perry Cole, Coleman, Firth, Hunter, Layland, McGarvey, Pett and Roy

Apologies for absence were received from Cllrs. Ball, P. Darrington, Hogarth, Hudson, Purves, Raikes and Williamson

Cllrs. Penny Cole, Osborne-Jackson and Thornton were also present.

65. Minutes

Resolved: That the Minutes of the Development Control Committee held on 13 February 2020, be signed by the Chairman as a correct record.

66. Declarations of Interest or Predetermination

There were none.

67. Declarations of Lobbying

All Members present declared that they had been lobbied in respect of Minute 69 - 19/02971/FUL- Summerhill, Seal Hollow Road, Sevenoaks Kent TN13 3SH.

UNRESERVED PLANNING APPLICATIONS

There were no public speakers against the following items and no Member reserved the item for debate, therefore, in accordance with Part 7.3(e) of the constitution, the following matters were considered without debate:

68. 19/03581/HOUSE - 12 Bullfinch Close, Sevenoaks, Kent TN13 2BB

The proposal sought planning permission for a part one part two-storey side and rear extension. The application had been referred to Development Control Committee by Councillor London due to overdevelopment, loss of light and overlooking neighbours.

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.

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In pursuance of section 91 of the Town and Country Planning Act 1990.

- 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the building as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 2019/38(6)-01

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

- 3) The first floor window, in the eastern flank elevation of the two storey side extension, shall be obscure glazed and fixed shut below a height of 1.7m measured above internal floor level and shall be maintained as such thereafter.

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

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

69. 19/02971/FUL - Summerhill, Seal Hollow Road, Sevenoaks Kent TN13 3SH

Members noted that the applicant had lodged an appeal against non-determination of the application, removing the Council's powers to determine the planning application. The applicant sought planning permission for demolition of existing garage and erection of two single garages to serve plots 1 and 2, to be constructed and occupied only in connection with the two dwellings approved under consent references SE/18/00158/OUT and SE/18/02903/CONVAR. The application had been referred to Development Control Committee by Councillor Clayton on the grounds that the proposal would impact the adjacent protected Oak tree. The purpose of the report was to inform the Planning Inspectorate of the Committee's views on the proposed scheme.

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

The Committee was addressed by the following speakers:

Against the Application: Claire Annetts
For the Application: Tunji Adeleye
Parish Representative: Parish Cllr Sue Camp
Local Member: -

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

Members discussed the application, and having listened to concerns the Chairman put the motion to the vote adding from the Chair an additional condition that the Council's Arboricultural and Landscape Officer should be notified prior to the removal of the slab of the existing garage, the excavation of the ground to provide for the slab of the new garage and the works should only be carried out in the presence of the Council's Arboricultural and Landscape Officer.

Resolved: That had Members decided the application they would have resolved to grant planning permission subject to the following conditions since the application has been appealed on non-determination

- 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: PL/552/10 Rev.B, PL/552/11 Rev.B, PL/552/12 Rev.B, PL/552/13 Rev.A and SH/TPP/1580-02-A.

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

- 3) The materials to be used in the construction of the development shall be those indicated on the approved plan PL/552/11 Rev.B and PL/552/12 Rev.B.

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.

- 4) The development shall be carried out wholly in accordance with the Arboricultural Report produced by Sylanarb, dated 21 October 2019 and the Tree Protection Plan SH/TPP/1580-02-A.

To ensure the long term retention of the adjacent protected Oak tree in accordance with the National Planning Policy Framework.

- 5) Prior to the commencement of the development, a detailed method statement relating to the demolition of the existing garage and the erection of the new garage building to the south-west corner of the site shall be submitted to and approved in writing by the local planning authority. The statement shall detail how the existing garage might be used during the course of the development of the wider site, how the demolition of the garage and removal of the existing slab would be carried out, how the additional excavation works would be carried out, how the new slab would be formed, how the new garage would be constructed, how the raised ground to the front and rear of the garage

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would be treated and how the whole process would be monitored. The development shall be carried out in accordance with the approved method statement.

To ensure the long term retention of the adjacent protected Oak tree in accordance with the National Planning Policy Framework.

- 6) The applicant shall notify the Council's Arboricultural and Landscape Officer five working days prior to the removal of the slab of the existing garage and also separately five working days prior to the excavation of the ground to provide for the slab of the garage hereby approved. The applicant shall only carry out these works with the Council's Arboricultural and Landscape Officer in attendance.

Reason - To ensure the long term retention of the adjacent protected Oak tree in accordance with the National Planning Policy Framework.

(Cllrs Barnett and Coleman arrived after the item had commenced and did not take part in the debate or voting thereon.)

THE MEETING WAS CONCLUDED AT 7.35 PM

CHAIRMAN