

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 11 June 2020 commencing at 3.00 pm

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

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

Apologies for absence were received from Cllrs. Firth and Williamson

Cllrs. G. Darrington and Thornton were also present.

75. Minutes

Resolved: That the Minutes of the Development Control Committee held on 21 May 2020, be signed by the Chairman as a correct record.

76. Declarations of Interest or Predetermination

Councillor Ball declared that for Minute 78 - 19/01338/FUL 20 Kettlewell Court, Swanley, KENT BR8 7BP, and Minute 79 - 19/01339/FUL Garages North Of, 40 - 48 Northview, Swanley KENT BR8 7BQ, he had previously considered the matters when they were discussed by Swanley Town Council, but remained open minded.

Councillor P Darrington declared that for Minute 78 - 19/01338/FUL 20 Kettlewell Court, Swanley, KENT BR8 7BP, and Minute 79 - 19/01339/FUL Garages North Of, 40 - 48 Northview, Swanley KENT BR8 7BQ, the applications were within his ward, but he remained open minded.

77. Declarations of Lobbying

Councillors Ball, Barnett, Cheeseman, Perry Cole, Coleman, P Darrington, Hudson, Hunter, McGarvey, Pett, Purves, Raikes and Reay declared that they had been lobbied in respect of Minute 78 - 19/01338/FUL 20 Kettlewell Court, Swanley, KENT BR8 7BP, and Minute 79 - 19/01339/FUL Garages North Of, 40 - 48 Northview, Swanley KENT BR8 7BQ.

Councillor Brown declared that he was aware of emails but had not read them.

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

78. 19/01338/FUL - 20 Kettlewell Court, Swanley, Kent BR8 7BP

The proposal sought planning permission for demolition of garages to provide 4 no. 2 bedroom houses. The application had been referred to Development Control Committee by Councillor G. Darrington on the grounds that the proposal would impact the character and appearance of the area, parking provision, highways safety, residential amenity and access for those with disabilities.

Members' attention was brought to the main agenda.

The Committee was addressed by the following speakers:

| | |
|--------------------------|-------------------|
| Against the Application: | Rita Wood |
| For the Application: | Charlie Buckley |
| Parish Representative: | - |
| Local Member: | Cllr G Darrington |

Members asked questions of clarification from the speakers and officers. Members' attention was brought to condition 11 for ramp access, and condition 9 with regards to refuse storage.

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

Members discussed the application, 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: 18863-PL-00, 18863-PL-01 Rev.A, 18863-PL-02, 18863-PL-03 and 18863-PL-S-01 Rev.D.

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

- 3) Prior to the commencement of the works to erect the new dwellings hereby approved, full details of the materials to be used in the construction of the external surfaces of the dwellings 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);- full details of all proposed boundary treatment; and- measures incorporated into the development to enhance the biodiversity of the site. 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) The window(s) in the first floor side facing elevation(s) of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

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

- 6) The proposed communal parking area shall be provided in accordance with the approved plan 18863-PL-S-01 Rev.D and retained thereafter without obstruction to vehicular access to the parking area. The parking spaces shall be unallocated for use by both new residents of the development and existing residents.

To ensure a permanent retention of vehicle parking for the development and in the interest of highway safety as supported by policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

- 7) Prior to first occupation of the new dwellings hereby approved, at least one electrical charging point for the safe charging of electric vehicles shall be provided and maintained within the communal parking area for the development.

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 commencement of development on the site, a detailed construction management plan shall be submitted to and approved in

writing by the local planning authority. The construction management plan shall include such matters as storage of materials, turning of delivery vehicles, parking for operatives, wheel washing, times of operation/construction works and details of delivery arrangements. The development shall be carried out in accordance with the approved construction management plan.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 9) Prior to the completion of the development, full details of refuse storage for the development 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 and retained thereafter.

To safeguard the character and appearance of the area and to preserve highway safety in accordance with policy EN1 of the Sevenoaks District Allocations and Development Management Plan.

- 10) Prior to the completion of the development full details of the shed/cycle stores indicated on the approved plan 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 and retained thereafter.

To safeguard the residential amenity of nearby residents in accordance with policy EN2 of the Sevenoaks District Allocations and Development Management Plan.

- 11) Notwithstanding the details on the approved plans, prior to the completion of the development full details of a ramp to provide access for all to the south-east corner 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 prior to the first occupation of the development and retained thereafter.

To ensure that the development provides access for all in accordance with policy EN1 of the Sevenoaks District allocations and Development Management Plan.

- 12) Prior to the installation of external lighting within the application site, full details of the external lighting 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 safeguard the appearance of the area as supported by policy EN1 of the Sevenoaks Allocations 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.
- 2) New build developments or converted properties may require street naming and property numbering. You are advised, prior to commencement, to contact the Council's Street Naming and Numbering team on 01732 227328 or visit www.sevenoaks.gov.uk for further details.
- 3) It appears that the proposal involves works that affect the highway and / or its verge. Before commencing such works, you must obtain the separate consent of the Highway Authority. Please contact Kent Highway Services, Network Operations on 01474 544068.

79. 4.2 19/01339/FUL - Garages North of, 40 - 48 Northview, Swanley, Kent, BR8 7BQ

The proposal sought planning permission for demolition of garages to provide 6 no. 1 bedroom flats. The application had been referred to Development Control Committee by Cllr G Darrington and Councillor Andrews on the grounds that the proposal would impact the character and appearance of the area, parking provision, highways safety, residential amenity and access for those with disabilities.

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

The Committee was addressed by the following speakers:

| | |
|--------------------------|-------------------|
| Against the Application: | Peter Brown |
| For the Application: | Charlie Buckley |
| Parish Representative: | - |
| Local Member: | Cllr G Darrington |

Members asked questions of clarification from the speakers and officers. It was confirmed that current footpaths were being retained with clear routes. Some question arose with regards to the width of a footpath being used by residents (to access the rear of 1-4 Kettlewell Court) and it was clarified that the footpath in question was outside of the application boundary and therefore could not be a consideration. It was confirmed that the usual tests had been applied with regards to loss of light and had been satisfied, and that the one balcony was conditioned to have a screen imposed.

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

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Members discussed the application, in particular the questions being raised by the speaker on access.

In order to move the debate on and continue with planning considerations for the site in question, and after seeking officer advice and willingness from the speaker representing the applicant: an amendment was moved by Councillor Hunter and duly seconded that an additional informative (4) be added requesting the applicant be encouraged to look at widening the footways outside of the application site within their ownership and control, which linked the surrounding properties; and that they engage with the local ward members and local residents in drawing up such widening improvements.

The amendment was put to the vote and was carried.

The substantive 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: 18862-PL-00, 18862-PL-01, 18862-PL-02, 18862-P-03 Rev.A, 18862-P-04 and 18862-PL-S-01 Rev.D.

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

- 3) The materials to be used in the construction of the external surfaces of the development hereby approved shall be those indicated on the approved plans 18862-P-03 Rev.A and 18862-P-04 or alternative materials, details of which shall be submitted to and approved in writing by the local planning authority prior to the construction of the building above the damp proof course.

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) 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);- full details of all proposed boundary treatment;

and- measures incorporated into the development to enhance the biodiversity of the site. 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) The window(s) in the first floor southwest facing elevation(s) of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

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 a privacy screen to be erected on the southern edge of the rear facing balcony serving Flat 6 as shown on approved plan no. 18862-PL-01 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 and the screen shall be maintained thereafter.

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

- 7) The proposed communal parking area shall be provided in accordance with the approved plan 18863-PL-S-01 Rev.D and retained thereafter without obstruction to vehicular access to the parking area. The parking spaces shall be unallocated for use by both new residents of the development and existing residents.

To ensure a permanent retention of vehicle parking for the development and in the interest of highway safety as supported by policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

- 8) Prior to first occupation of the new dwellings hereby approved, at least one electrical charging point for the safe charging of electric vehicles shall be provided and maintained within the communal parking area for the development.

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

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- 9) Prior to the commencement of development on the site, a detailed construction management plan shall be submitted to and approved in writing by the local planning authority. The construction management plan shall include such matters as storage of materials, turning of delivery vehicles, parking for operatives, wheel washing, and times of operation/construction works and details of delivery arrangements. The development shall be carried out in accordance with the approved construction management plan.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 10) Prior to the completion of the development, full details of refuse storage for the development shall be submitted to and approved in writing by the local planning authority. The capacity of the bins to be provided shall be 1100 litre bins and the development shall be carried out in accordance with the approved details and retained thereafter.

To safeguard the character and appearance of the area and to preserve highway safety in accordance with policy EN1 of the Sevenoaks District Allocations and Development Management Plan.

- 11) Prior to the completion of the development full details of the cycle store indicated on the approved plan 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 and retained thereafter.

To safeguard the character and appearance of the area in accordance with policy EN1 of the Sevenoaks District Allocations and Development Management Plan.

- 12) Prior to the installation of external lighting within the application site, full details of the lighting 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 safeguard the appearance of the area as supported by policy EN1 of the Sevenoaks Allocations 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.
- 2) New build developments or converted properties may require street naming and property numbering. You are advised, prior to commencement, to contact the Council's Street Naming and Numbering

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team on 01732 227328 or visit www.sevenoaks.gov.uk for further details.

- 3) It appears that the proposal involves works that affect the highway and / or its verge. Before commencing such works, you must obtain the separate consent of the Highway Authority. Please contact Kent Highway Services, Network Operations on 01474 544068.
- 4) The applicant is encouraged to look to widen the footways outside of the application site, but within their ownership and control, which link the surrounding properties. The applicant is advised to engage with the local ward members and local residents in drawing up such widening improvements.

THE MEETING WAS CONCLUDED AT 5.20 PM

CHAIRMAN

