

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 21 October 2021 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice Chairman)

Cllrs. Brown, Cheeseman, Perry Cole, Coleman, P. Darrington, Edwards-Winsler, Hogarth, Hunter, McGarvey, Osborne-Jackson, Purves, Raikes and Reay

Apologies for absence were received from Cllrs. Ball, Barnett, Hudson and Layland

Cllrs. Grint and Thornton were also present via a virtual media platform, which does not constitute attendance as recognised by the Local Government Act 1972.

34. Minutes

Resolved: That the Minutes of the Development Control Committee meeting held on 30 September 2021, be approved and signed as a correct record.

35. Declarations of Interest or Predetermination

For transparency, Cllr Reay declared for Minute 38 - 20/02393/HOUSE - Meadowfield, 60 Hitchen Hatch Lane, Sevenoaks, Kent, that he collected a greenhouse from one of the speakers several weeks previously, and he would remain open minded.

Cllr Hogarth declared for Minute 38 - 20/02393/HOUSE - Meadowfield, 60 Hitchen Hatch Lane, Sevenoaks, Kent, that he had previously considered and discussed the application as a Member of the Sevenoaks Town Council Planning Committee, therefore would not take part in the debate or vote thereon.

For transparency, Cllr Williamson declared for Minute 38 - 20/02393/HOUSE - Meadowfield, 60 Hitchen Hatch Lane, Sevenoaks, Kent, that he knew one of the speakers but they had not spoken for at least 6 years, and he would remain open minded.

36. Declarations of Lobbying

Cllr Hunter and Williamson declared that they had been lobbied in respect of Minute 37 - 20/03119/FUL - Land South of Tudor House, Rushmore Hill, Knockholt, Kent.

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Cllrs Perry Cole, Coleman, Darrington, Hogarth, Hunter, Osborne-Jackson, Pett, Purves, and Williamson declared that they had been lobbied in respect of Minute 38 - 21/02393/HOUSE - Meadowfield, 60 Hitchen Hatch Lane, Sevenoaks, Kent.

37. 20/03119/FUL - Land South Of Tudor House, Rushmore Hill, Knockholt, KENT

The proposal sought planning permission for erection of 2 polytunnels, storage/potting, office facilities building in connection with a horticultural nursery. The application had been referred to the Committee by Councillor Williamson so that the implications on the openness of the Green Belt, highway conditions and viability could be discussed.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application:

For the Application: Representative from Graham Simpkin Planning

Parish Representative: Zoe Brookman on behalf of Knockholt Parish Council

Local Members: Cllr Grint

Members asked questions of clarification from the speakers and officer. It was clarified that the site would be used early in the morning to prepare for a market stall. It was noted that the height of the proposed machinery store was 5.7m high.

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

Members discussed the application and expressed concerns over the size of the machinery store. Further concerns were expressed over potential light pollution from the site during its use in early mornings and late evenings.

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

It was moved, and duly seconded that the application be refused on the grounds that size and bulk of the machinery store as well as light pollution would cause harm to the character of the area.

Resolved: That planning permission be refused on the grounds that the proposal by virtue of its bulk, height and scale and potential for light pollution, would harm the visual amenities and character of the area and street scene contrary to Policy EN1 of the Allocations and Development Management Plan.

Informative

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If a similar proposal is to be re-submitted, the applicant is encouraged to explore options to minimise the use of water and to use water recycling methods.

38. 21/02393/HOUSE - Meadowfield, 60 Hitchen Hatch Lane, Sevenoaks KENT TN13 3AU

The proposal sought planning permission for the demolition of existing garage and shed, remodelling and enhancement including extensions to existing house, new porch, integral garage, loft conversion, landscaping, covered pergola, rooflights and alterations to fenestration. The application had been referred to the Committee by Councillor Fleming on the ground of impact on neighbouring amenity.

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

The Committee was addressed by the following speakers:

Against the Application: John Wertheim

For the Application: Jack May

Parish Representative: -

Local Members: -

Members asked questions of clarification from the officer. It was clarified that the proposal was not likely to impact the privacy of future dwellings built on Woodside Road as they were far from the site. It was highlighted that there were conditions included to prevent damage to trees.

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

Members discussed the application.

The 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.

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- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 6214-PD-01, 10, 11, 12 and 13.

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 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 area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) No development shall take place until details are submitted and approved for tree protection, including: A) A plan showing the location of, all existing trees on the land which have a stem with a diameter exceeding 75mm when measured over the bark at a point 1.5m above ground level. The plan shall identify those trees which are to be retained and the crown spread of each retained tree. In paragraphs 'b' to 'e' below references to a "retained tree" mean an existing tree which is to be retained in accordance with this plan. B) Details of the species, diameter (measured in accordance with paragraph A) above), the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (C) and (D) below apply. C) Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site. D) Details of any proposed alterations in existing ground levels and of the position of any proposed excavations or other engineering operations. These details shall be illustrated by a series of cross-sections showing existing and proposed levels. E) Details of the specification and position of fencing or other measures to create a 'retained tree protected area' for the protection of any retained tree from damage before or during the course of development. F) Details of the location and extent of any area on the land to be used during the construction period for storage (including materials, plant and machinery) and/or for siting any temporary ancillary structures, such as a site office.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 1) Before any equipment, machinery or materials are brought on to the land for the purposes of the development, the means of protection for any retained tree shall be undertaken in accordance with the details submitted to and approved in writing by the local planning authority under condition 4 above. In this condition a "retained tree" means an

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existing tree which is to be retained in accordance with condition 4 above. Also: A) The means of protection shall be maintained until all equipment, machinery and surplus materials have been removed from the land. B) Within a retained tree protected area: -Levels shall not be raised or lowered in relation to the existing ground level - No roots shall be cut, trenches cut, or soil removed - No buildings, roads, or other engineering operations shall be constructed or carried out -No fires shall be lit; - No vehicles shall be driven or parked over the area; - No materials or equipment shall be stored.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 2) No works of excavation shall take place under the canopy of the trees on the northern boundary unless it is in accordance with a method statement which has been submitted to and approved in writing by the local planning authority.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

(Having made a declaration of predetermination, Cllr Hogarth left the room during consideration of this item and did not take part in the debate on voting thereon).

THE MEETING WAS CONCLUDED AT 8.32 PM

CHAIRMAN