

## DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 10 March 2022 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice Chairman)

Cllrs. Ball, Barnett, Brown, Cheeseman, Perry Cole, P. Darrington, Edwards-Winsor, Hogarth, Hunter, Layland, McGarvey, Osborne-Jackson, Pett and Raikes

Apologies for absence were received from Cllrs. Coleman, Hudson, Purves and Reay

Cllrs. McGregor were also present.

### 73. Minutes

Resolved: that the minutes of the meeting held on 27 January 2022 be approved and signed by the Chairman as a correct record.

### 74. Declarations of Interest or Predetermination

Cllr Layland declared for Minute 76 that he was a Member of Edenbridge Town Council and had a non-pecuniary interest and would remain open minded.

Cllr Barnett declared for Minute 77 that he was one of the ward Members for Edenbridge South and West and would remain open minded.

### 75. Declarations of Lobbying

There were none.

### 76. Tree Preservation Order 6 of 2021 - Situated to the east of Church Road and the north of Newports Crockenhill.

TPO of 6 of 2021 was served in response to concern raised over possible clearance works to the overgrown and unmanaged site.

The motion was put to the vote and it was

Resolved: That TPO 6 of 2021 be confirmed without amendment.

### 77. 21/01333/FUL - Edenbridge Working Mens Club, 67 High Street, Edenbridge KENT TN8 5AL

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The proposal sought planning permission for the conversion of the existing Working Men's club into Four Flats.

The application had been referred to the Committee by Cllr McGregor on the grounds that there was an absence of parking permissions and inadequate bicycle storage.

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:

Against the Application: -  
For the Application: -  
Parish Representative: -  
Local Members: Cllr McGregor

Members asked questions of clarification from the officer which focussed on parking provision for the flats and bin storage. It was confirmed that as per guidance, the proposed use of the building would result in less of a demand for parking than its current use which would require significantly more.

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

Members discussed the application and it was proposed and duly seconded that there be an additional condition regarding bin storage to protect residents amenity space and the conservation area.

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

Debate continued on the substantive motion.

The motion was put to the vote and it was

Resolved: That planning permission be approved 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: 211C, 212B, 215B, 220B For the avoidance of doubt and in the interests of proper planning.

1) No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include: (a)

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parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials used in constructing the development (d) hours of operation.

In the interest of highway safety.

- 2) Prior to the commencement of development, details of all windows and doors (including head, cill and window reveal details) 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 ensure that the appearance of the development enhances the character and appearance of the conservation area as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 3) Prior to occupation further details of the secure bicycle storage 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 provide secure storage for alternative means of transport in accordance with policy T1 of the ADMP.

- 4) Further details of the proposed balcony and its privacy screen shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the proposed flats. The development shall be carried out in accordance with the approved details.

To ensure no loss of amenity for neighbouring properties in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 5) No development shall be carried out on the land until full details of soft landscaping and proposed boundary details have been submitted to and approved in writing by the local planning authority. Those details shall include: • planting plans (identifying existing planting, plants to be retained and new planting); • details of boundary heights and materials. All soft landscaping shall be implemented not later than the first planting season following the first occupation of any part of the development.

To preserve the visual appearance of the area as supported by EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan.

- 6) Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include a native species-only

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landscape scheme. The approved details will be implemented and thereafter retained.

- 7) To ensure the development results in a net gain in biodiversity in accordance with paragraph 180 of the National Planning Policy Framework and policy SP11 of the Core Strategy.
  
- 8) Notwithstanding the details on the approved plans, prior to first occupation, details of a scheme for the siting and management of a bin storage area 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 first occupation.

To protect the amenity of residents and the character of the Conservation Area as supported by Policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

### Informatives

- 1) Given that the proposed works will be undertaken on or close to a boundary with the neighbouring properties, the applicant is reminded of the requirements of The Party Wall Act 1996 which amongst other things requires adjoining owners to be notified of the proposals, and their agreement sought to the proposed works.
- 2) It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway. Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.
- 3) The applicant is reminded to ensure no damage to the trees during removal (Item No. 4.1) 3 of the store to the northern side of the application site.

THE MEETING WAS CONCLUDED AT 7.33 PM

CHAIRMAN