

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 5 January 2023 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice Chairman)

Cllrs. Ball, Barnett, Cheeseman, Perry Cole, P. Darrington, Edwards-Winsor, Hogarth, Hudson, Layland, McGarvey, Pett, Purves, Raikes, Reay, Williams and Streatfeild

Apologies for absence were received from Cllrs. Brown

Cllr. Roy was also present.

Cllr. Thornton was also present via a virtual media platform that did not constitute attendance as recognised by the Local Government Act 1972.

52. Minutes

Resolved: That the Minutes of the Development Control Committee meeting held on 15 December 2022, be approved and signed by the Chairman as a correct record.

53. Declarations of Interest or Predetermination

There were none.

54. Declarations of Lobbying

There were none.

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

55. 22/02486/FUL - The Woodman, 2 High Street, Otford, Sevenoaks Kent, TN14 5PQ

The proposal sought planning permission for partial demolition, refurbishment, and extensions at The Woodman Public House with retention of existing commercial unit and two existing flats with provision of 2 new flats with associated hard and soft landscaping. The application had been referred to the Committee by Cllr Roy on the following points:

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- 1) The increase to the bulk, scale and mass of the proposed development and the harm to the Area of Outstanding Natural Beauty (AONB) and setting of the surrounding listed buildings and pond, contrary to Policies EN1, EN2 and EN5 of the Sevenoaks Allocations and Development Management Plan.
- 2) The effect of the proposed development on the visibility of the public house contrary to Policy TLC4 of the Sevenoaks Allocations and Development Management Plan.
- 3) The highway concerns raised from the proposed area for deliveries.

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:	Ken Cardinal
For the Application:	Rob Ranson
Parish Representative:	Carol Bent
Local Members:	Cllr Roy

Members asked questions of clarification from the officers.

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

Members discussed the application giving consideration to the proposed parking bay for delivery lorries. Members further debated whether the development would preserve or enhance the Conservation area noting the proposed increase in bulk, scale, and mass. Following concerns regarding works traffic it was moved and duly seconded that an informative be added for the local Members be consulted following submission of the works traffic management plan. The motion was put to the vote and agreed.

Debate continued on the substantive motion.

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

It was moved and duly seconded that planning permission be refused due to the proposal being detrimental to the street scene due to its bulk, harmful to the AONB, contrary to policies EN1, EN4 and EN5 of the NPPF.

The motion was put to the vote and it was

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Resolved: That planning permission be refused on the following grounds

The proposals, by virtue of the siting, size, bulk, massing and design of the extensions, would represent an unduly prominent form of development which would detract from the character and appearance of the street scene, the Otford Conservation Area and the Area of Outstanding Natural Beauty. As such, the proposals are contrary to policies EN1, EN4 and EN5 of the Sevenoaks Council Allocations and Development Management Plan.

THE MEETING WAS CONCLUDED AT 8.25 PM

CHAIRMAN