

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 30 March 2023 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllrs. Brown, Cheeseman, Perry Cole, P. Darrington, Edwards-Winser, Hogarth, Hudson, McGarvey, Purves, Raikes, Reay, Williams and Streatfeild

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

Cllr. Dickins was also present.

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

67. Minutes

Resolved: That the Minutes of the Development Control Committee meeting held on 16 February 2023, be approved and signed by the Chairman as a correct record.

68. Declarations of Interest or Predetermination

There were none.

69. Declarations of Lobbying

There were none.

70. 22/03217/FUL - Land Adjoining 1 Keepers Cottages, Pigdown Lane, Hever, Edenbridge, Kent TN8 7LU

The proposal sought conversion of stables to create new dwelling with associated parking, private space and landscaping and erection of new stable block on existing slab. The application had been referred to the Committee by Cllr. Dickins on the basis of harm to the openness of the Green Belt and failure to comply with policy LT2 of the Sevenoaks Allocations and Development Management plan.

Members' attention was brought to the main agenda papers and late observation sheet which did not amend the recommendations.

The Committee was addressed by the following speakers:

Development Control Committee - 30 March 2023

Against the Application: -
For the Application: David Bedford
Parish Representatives: Cllr Nicholas Roberts
Local Members: Cllr Dickens

Members asked questions of clarification from the officer.

The officer explained that the number of stables was within grazing guidelines, and that a condition to control the number of horses could be introduced to prevent overgrazing. The removal of the unlawful building on the site would help maintain the openness of the Green Belt. A condition could be imposed to ensure the existing stables were converted before the new stables were erected.

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

Members discussed the application. Members expressed concern over the impact of additional stables to the openness of the Green Belt. They further discussed with overgrazing, but acknowledged that the issue could be offset with supplementary feed.

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

It was moved and duly seconded that planning permission be refused on the grounds that it would result in an excessive number of stables within the site, which would harm the openness of the Green Belt and the rural character of the site, contrary to policy LT2 of the Sevenoaks Allocations and Development Management Plan and paragraph 149 (b) of the National Planning Policy Framework (NPPF).

The motion was put to the vote and it was

Resolved: that planning permission be refused on the following grounds:

The proposal would result in an excessive number of stables within the site, which would harm the openness of the green belt and the rural character of the site. As such the proposal is contrary to policy LT2 of the Sevenoaks Allocations and Development Management Plan and paragraph 149 (b) of the National Planning Policy Framework.

71. 22/03396/LBCALT - Parris House, 16 - 18 High Street, Cowden, Edenbridge, Kent TN8 7JG

The proposal sought planning permission for Installation of 20 solar PV Panels on roof of two outbuildings. The application had been referred to the Committee by Cllr. Dickens in order for the impact of the proposal on the Heritage Impacts to be considered.

Development Control Committee - 30 March 2023

Members' attention was brought to the main agenda papers and late observation sheet which did not amend the recommendations.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Mike Clark
Parish Representatives:	-
Local Members:	Cllr Dickins

Members asked questions of clarification from the officer.

The Case Officer advised that the identified harm was not to the fabric of the building itself, but to the character of the listed building.

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

Members discussed the application. They acknowledged that there was identifiable harm but felt it was minimal in comparison to the public benefits of PV cells. They further discussed how the panels were positioned on the building, and the limited extent to which they were visible from the street.

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

It was moved and duly seconded that planning permission be granted subject to the imposition of conditions regarding the timescale of development, that the development be as in the drawings, and that the panels are removed when they were no longer needed.

The motion was put to the vote and it was

Resolved: that planning permission be granted subject to the imposition of 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.

Development Control Committee - 30 March 2023

2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: M22-9876:09A and M22-9876:06.

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

3) Within three months of the solar panels hereby permitted no longer be required, the Council shall be informed in writing. The solar panels and all associated equipment shall thereafter be permanently removed from the site and roofs of the outbuildings returned to their original condition.

In the interests of the heritage assets.

72. 22/03395/HOUSE - Parris House, 16 - 18 High Street, Cowden, Edenbridge, Kent TN8 7JG

The proposal sought planning permission for Installation of 20 solar PV Panels on roof of two outbuildings. The application had been referred to the Committee by Cllr. Dickins in order for the Heritage Impacts and the impact of the proposal on the Conservation Area to be considered.

Members' attention was brought to the main agenda papers and late observation sheet which did not amend the recommendations.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Mike Clark
Parish Representatives:	-
Local Members:	Cllr Dickins

Members asked questions of clarification from the officer.

The Case Officer advised that green energy projects in green belt properties could be appropriate if they were necessary for a sufficient reason, as per Paragraph 151 of the NPPF.

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

Members discussed the application. They discussed the public benefits of the solar panels, and acknowledged that they were of an appropriate capacity for the needs

Development Control Committee - 30 March 2023

of the property. Members discussed the impact of the panels on the Conservation Area.

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

It was moved and duly seconded that planning permission be granted subject to the imposition of conditions regarding the timescale of development, that the development be as in the drawings, and that the panels are removed when they were no longer needed.

The motion was put to the vote and it was

Resolved: that planning permission be granted subject to the imposition of 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: M22-9876:09A and M22-9876:06.

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

3) Within three months of the solar panels hereby permitted no longer be required, the Council shall be informed in writing. The solar panels and all associated equipment shall thereafter be permanently removed from the site and roofs of the outbuildings returned to their original condition.

In the interests of the heritage assets.

THE MEETING WAS CONCLUDED AT 8.37 PM

CHAIRMAN

