

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 18 August 2022 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice Chairman)

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

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

Cllr. Dr. Canet and Cllr Fleming were 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.

26. Minutes

Resolved: That the minutes of the meetings on 21 June 2022 and 28 June 2022 be approved and signed by the Chairman as a correct record.

27. Declarations of Interest or Predetermination

With the approval of the Committee, the Chairman declared for Minute 29 - 22/01088/MMA - 40 High Street, Sevenoaks, Kent, TN13 1XR that all members of the Committee were familiar with the Public Speaker against the application from his role as County Councillor, but that they remained open minded.

Cllr Raikes declared for Minute 29 - 22/01088/MMA - 40 High Street, Sevenoaks, Kent, TN13 1XR and Minute 30 - 22/00818/ADV - 26 - 28 Pembroke Road, Sevenoaks, Kent TN13 1XR that he sat on Sevenoaks Town Council and had discussed them at their Planning Committee, but would keep an open mind.

Cllr Hogarth declared for both Minute 29 - 22/01088/MMA - 40 High Street, Sevenoaks, Kent, TN13 1XR and Minute 30 - 22/00818/ADV - 26 - 28 Pembroke Road, Sevenoaks, Kent TN13 1XR that he sat on Sevenoaks Town Council and had discussed them at their Planning Committee, but would keep an open mind.

28. Declarations of Lobbying

There were none.

29. 22/01088/MMA - 40 High Street, Sevenoaks, Kent TN13 1JG

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The proposal sought consent for a minor material amendment to 20/03395/FUL. The application had been referred to the Committee by Cllr. Fleming out of concern for a loss of privacy for neighbours, contrary to EN2 of the Sevenoaks Allocations and Development Management Plan.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application:	Nick Chard
For the Application:	Jonathan Leeson
Parish Representative:	-
Local Members:	Cllr Fleming

Members asked questions of clarification from the Officer.

It was confirmed that sufficient allowances for ventilation had been made in the rooms with sealed windows.

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

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 the time limit imposed on application SE/20/03395/FU

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: 2038-01, 2038-02, 2038-03, 2038-04, 2038-05, 2038-06, 2038-07B, 2038-08A, 2122-09L, 2038-10A, 2122-11G, 2122 - 18B, 2122 - 19, CL2-BSH-01SX Rev A, CL2-BSH-02SX Rev A, CL3-S06SX Rev A, and CL3-S01SX Rev A.

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

- 3) The materials and their specifications (including, where applicable, size, colour, texture, profile, finish, bonding and pointing) shall be implemented in accordance with the details approved under application 21/04127/DETAIL.

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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) The existing first floor flat roof area on the north-east facing rear elevation shall not be used as private amenity space in relation to the development hereby approved. Access shall only be retained for safety and maintenance purposes.

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

- 5) The mitigation measures to provide adequate air quality and noise protection will be implemented in accordance with the details approved under application 21/02798/DETAIL and shall be implemented prior to first occupation.

To ensure that the noise levels in habitable rooms meet the requirements of BS 8233:2014 and that future residents are not exposed to harmful levels of air pollution, to protect the amenity of future occupants.

- 6) The proposed development shall be carried out in accordance with the Construction Management Plan, as approved under application 21/02905/DETAIL, at all times.

In the interest of Highway Safety and neighbouring amenity in accordance with policies EN2, EN7 and T1 of the Sevenoaks District Council Allocation and Development Management Plan.

- 7) The Council operates a residential parking permit scheme, for which the future occupants would not be eligible.

In the interest of vehicular parking and permit availability in accordance with policy T2 of the Sevenoaks District Council Allocation and Development Management Plan.

- 8) The second floor window on the rear facing north-eastern elevation, as shown on the Rear Elevation (drawing 2122 - 11G) that connects to the flat roof terrace area, shall be fixed shut and non-opening at all times.

To prevent the flat roof area being used as a private amenity terrace to safeguard the residential amenities of neighbouring properties in accordance with policy EN2 of the Sevenoaks District Council Allocation and Development Management Plan

- 9) The first floor north-west facing window (serving Bedroom 2), as shown on the North Flank Elevation (drawing 2122 - 11G) shall be fixed shut and non-opening at all times, and shall be obscure glazed with glass of obscurity level 3 at all times.

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To safeguard the privacy of neighbours, in accordance with policy EN2 of the Sevenoaks District Council Allocation and Development Management Plan.

- 10) Notwithstanding the approved plans, the cowl as shown on the roof of drawing 2122-11G does not form part of the approved works and no Planning or Listed Building consent is hereby given for these works.

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

30. 22/00818/ADV - 26 - 28 Pembroke Road, Sevenoaks, Kent TN13 1XR

The proposal sought consent to display signs at 26 - 28 Pembroke Road, Sevenoaks, Kent TN13 1XR. The application had been referred to the Committee because Sevenoaks District Council were the applicant.

Members' attention was brought to the main agenda and the late observations.

Members asked questions of clarification from the Officer.

It was moved by the Chairman and duly seconded that the recommendation within the late observations be agreed.

It was put to the vote and

Resolved: That the decision be delegated to the Chief Planning Officer for advertisement consent to be GRANTED, subject to no new issues being raised as part of the consultation process, and the following conditions:

- 1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 2) No advertisement shall be sited or displayed so as to:
- a - endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)
 - b - obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - c - hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

THE MEETING WAS CONCLUDED AT 7.25 PM

CHAIRMAN