

## Development Management Committee

Minutes of the meeting held on 5 September 2024 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Williams (Vice-Chairman)

Cllrs. Ball, Barker, Barnett, Bayley, P. Darrington, Edwards-Winsler, Granville, Hudson, Layland, Malone, Purves and Shea

Apologies for absence were received from Cllrs. Baker, Camp, Horwood, Silander and Reay

Cllr. Clack was also present.

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

### 12. Minutes

Resolved: That the minutes of the meeting held 20 June 2024 be approved, and signed by the Chairman as a correct record.

### 13. Declarations of Interest or Predetermination

Cllr. Bayley declared for Minute 17 – 24/00576/FUL – 28 London Road, Riverhead, Kent TN13 7NU that she was the Ward Member for the area, but that she remained open minded.

### 14. Declarations of Lobbying

Cllrs Ball, Barker, P. Darrington, Granville, Hudson, Malone, Purves, Shea, Williams, and Williamson declared that they had been lobbied in respect of Minute 15 – 24/01461/HOUSE – 9 Bond Close, Knockholt, Kent TN14 7NB but that they remained open minded.

Cllrs Ball and Hudson declared that they had been lobbied in respect of Minute 16 – 24/01558/HOUSE – The Mount, Main Road, Knockholt, Kent TN14 7NU but that they remained open minded.

### 15. 24/01461/HOUSE - 9 Bond Close, Knockholt, Kent TN14 7NB

The proposal sought planning permission for the removal of existing shed, infill ground floor front, rear extension, garage conversion to habitable space, first floor

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side extension, and installation of roof solar panels and rooflights. The application had been referred to the committee by Cllr Grint for consideration of overdevelopment at the site.

Members attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Ross Bowditch
Parish Representatives:	-
Local Members:	Cllr Grint

Members asked questions of clarification of the officers. The officer explained that the extension had passed loss of light tests for the neighbour's stairwell window. The development was consistent in size and form of other developments in the area.

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

Members discussed the application, giving consideration to the similarity of the development to others in the area. They noted that the extension to the rear was inoffensive to the street scene, and that the scale of the development was appropriate for modern life.

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.

2) Prior to the commencement of development above damp-proof course, details of the external materials to be used for the development 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 is in harmony with the existing character of the house and area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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3) The development hereby permitted shall be carried out in accordance with the following approved plans: PLN06, PLN07, PLN08, PLN09, PLN10

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

### National Planning Policy Framework

In dealing with this application, we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

16. 24/01558/HOUSE - The Mount, Main Road, Knockholt Kent TN14 7NU

The proposal sought planning permission for the demolition of existing shed and erection of a double storey side extension with Juliet Balcony, the removal of two chimneys, a new portico porch, alterations to fenestration, internal alterations and alterations to roof. The application had been referred to the committee by Cllr Grint on the grounds of the potential impacts of the proposal on the Green Belt, National Landscape and neighbouring amenity.

Members attention was directed to the main agenda papers and the late observations, which proposed an additional condition for the recommendation.

The Committee was addressed by the following speakers:

Against the Application: Harry Bocking

For the Application: Ryan Townrow

Parish Representatives: -

Local Members: Cllr Grint

Members asked questions of clarification of the speakers and the officer. The Juliet balcony window would be glazed, and would not have a full-height view. The front windows would be small, in keeping with the street scene. It was identified that there was an error in the internal layout plans and that internal access to the flower room would be required. It was suggested that this be addressed, should planning permission be granted, through an additional condition which would require the submission of amended interior plans for approval.

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It was moved by the Chairman from the chair that the recommendations within the report, the additional condition within the late observations, and a further additional condition requiring that amended internal plans be submitted for approval by officers prior to the commencement of development.

Members discussed the proposal. They gave consideration to the issue in the layout plans. They discussed the design of the proposal, noting that it was sympathetic with neighbouring properties and the area. Some members expressed concerns regarding the flat roof of the extension, as it was not an element of the local design and the area was an Area of Outstanding Natural Beauty. Members noted that the flat roof and the Juliet balcony were to the rear of the property and would not impact the street scene of the AONB.

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.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2023-069 101; 2023-069 106 F; 2023 104 E; 2023-069 103 D; application forms.

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

3) Prior to any development above the damp proof course, details and samples of the external materials to be used for the development, including the arrangement of materials across the existing and proposed elevations, shall be submitted to and approved in writing by the local planning authority. The samples shall include a full sample panel of the flint finish which can be viewed on site, to allow comparison with the existing materials. The development shall be carried out in accordance with the approved details.

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) Prior to works commencing, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of i. how the development will protect the Ancient Woodland of Knockholt Wood during the demolition of the outbuilding and construction of the extension through the reduction of dust and light pollution; and ii. the precautionary methods for the protection of bats during construction, as set out in the Ecological Impact Assessment section 5.6.2 (Aval, June 2024).

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To ensure the protection of species in accordance with Policy SP11 of the Sevenoaks Core Strategy.

5) No development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the local planning authority. The details shall include the materials to be used for the hard landscaping along with full details of the proposed soft landscaping, which shall include native species tree and hedgerow planting and shall be in accordance with the recommendations within Section 4 of the Landscape, Biodiversity Enhancement and Management Plan (Aval Consulting Group, October 2023). It shall also provide details of the proposed boundary treatments, which shall incorporate native species hedgerow planting. The approved hard landscape scheme shall be implemented prior to the occupation of the development hereby approved and thereafter retained. The approved soft landscape scheme shall be implemented in the first planting season following occupation of the development and retained thereafter.

Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

To preserve the character of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

6) Prior to the commencement of the development hereby approved the recommendations within the Arboricultural Report provided by SouthOaks Arboricultural Consultancy dated 12th June 2024 shall be implemented and provided in full on site and shall remain in place for the duration of the construction process.

To ensure the protection and retention of the protected tree in accordance with Policy EN1 of the Sevenoaks ADMP.

7) Prior to the commencement of development above damp-proof course, details of the balustrade screen to the Juliet balcony hereby approved, which shall be obscure glazed and enclose the access from the balcony, shall be submitted to and approved in writing by the local planning authority. The approved screen shall be implemented prior to first occupation of the extension and retained as such thereafter. The proposed area of flat roof adjoining the Juliet balcony shall not be used as amenity space for the dwelling.

To safeguard the privacy of surrounding neighbours in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan (ADMP).

8) Prior to commencement of works above damp-proof course, detailed plans showing how the development will maintain and enhance biodiversity, plus an establishment and management plan for native planting, shall be submitted to and approved in writing by, the local planning authority. This shall include details of native and wildlife-friendly planting, integrated bat and bird bricks and/or durable boxes, log

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piles, hibernacula, and hedgehog homes and holes in close board fencing. The approved measures will be implemented and retained thereafter.

To ensure the protection and enhancement of species in accordance with SP11 of the Sevenoaks Allocations and Development Management Plan.

9) Prior to occupation, a lighting plan which has been designed to minimise impacts on biodiversity and landscape character shall be submitted to and approved in writing by the local planning authority. The plan shall show how and where external lighting will be installed, including details of lighting position, design, intensity and light spill, and provide commentary regarding how the Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23: Bats and Artificial Lighting at Night' has been considered in the lighting design. It will be clearly demonstrated that areas to be lit will not adversely impact protected species. All external lighting shall be installed only in accordance with the specifications and locations set out in the plan and be maintained thereafter.

To ensure the protection and enhancement of species in accordance with SP11 of the Sevenoaks Allocations and Development Management Plan and to preserve the character of the landscape in accordance with Policy EN5 of the Sevenoaks Allocations and Development Management Plan.

10) The development hereby approved shall not be occupied until the driveway, access and parking has been fully implemented in accordance with the details approved under planning permission 24/00013/HOUSE. The driveway, access and parking shall be retained as approved thereafter.

To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A and E of that Order.

To ensure that development within the permitted Classes in question is not carried out in such a way as to lead to harm to the Green Belt, contrary to the National Planning Policy Framework.

12) The extension hereby approved shall not be occupied until the outbuilding identified on Plan 2023-069 106 F to be removed has been demolished and all surplus materials removed from site.

To preserve the openness of the Green Belt, in accordance with the National Planning Policy Framework.

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Condition 13) relating to the details of the internal access to the garden room to be drafted by members and agreed with local members prior to issued.

### Informatives

1) The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented.

This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.

2) It is important to note that Local Planning Authority (LPA) 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 LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the

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aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

### **National Planning Policy Framework**

In dealing with this application, we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

17. 24/00576/FUL - 28 London Road, Riverhead, Kent TN13 2DE

The proposal sought planning permission for the conversion of existing 3 bed flat with single storey rear extension, to 2 x one-bedroom flats and 1 x two-bedroom flat including alterations to retaining wall, and new external wc's for commercial unit. The application had been referred to the committee by Cllr Clack for consideration of the impact of the development on parking.



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Members' attention was directed to the main agenda and the late observations, which did not alter the recommendation.

The committee was addressed by the following speakers:

Against the Application: -  
For the Application: -  
Parish Representatives: Cllr Avril Hunter  
Local Members: Cllr Clack

Members asked questions of clarification of the speakers and officers. The speakers explained that cyclists may face difficulties entering the road from the development due to heavy traffic. The development was 0.9 miles from Sevenoaks train station and 1.2 miles from Bat & Ball station. The supporting steels were not separate structures, despite being visible at the rear and having their own foundations. The cycle storage area would also house bins and commercial bins; a condition mandating the inclusion of sufficient cycle storage was included in the recommendation. The site was considered "edge of centre" in regard to Policy T2, meaning there was a maximum of 1 parking space per unit with no minimum.

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

Members discussed the application, giving consideration to parking in the area. They discussed the risk that the lack of parking provision may exacerbate existing parking troubles in the area. It was noted however that the existing building did not provide parking, and there was no objection from the Highways Authority on the issue. They gave consideration to the site's good access to schools, retail, and public transport.

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.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 23099 P400 (Proposed Sections), 23099 P200 rev. P2 (Proposed Floor Plans), 23099 P450 rev. P2 (Proposed Elevations), 23099 P150 rev. P1 (Proposed Site Plan), 23099 P451 (Existing and Proposed Elevations Retaining Wall Zone), 23099 E001 (Existing Site Location Plan), 23099 P001 (Design

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and Access Statement), application form dated 01/03/2024 (excluding site address) and Application Form (revised address)(version 2018.1)

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

3) No development shall take place until details of all external materials (including but not limited to, walls, roof, windows, rooflights and doors), have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

To maintain the integrity and character of the Conservation Area as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

4) No development shall take place until a strategy for surface water drainage for the site has been submitted to and approved in writing by the local planning authority, demonstrating that the development would minimise the risk of surface water flooding both on and off site. The approved development shall accord with the approved details and be completed in full prior to the first occupation of the development hereby permitted and shall thereafter be retained.

To ensure that the principles of sustainable drainage are incorporated into the development and to mitigate impacts of surface water flooding for occupants and neighbours of the development, in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan, and the aims and objectives of the National Planning Policy Framework.

5) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (LPA). The Statement shall include details of: - The parking and turning areas for construction and delivery vehicles and site personnel, - Areas for the loading and unloading of plant and materials, - Storage of plant and materials used in constructing the development, - Wheel washing facilities, - The routing of construction and delivery vehicles to/from the site, - The timing of deliveries, - Demolition and construction working hours, - measures for the control of noise, dust and dirt, - A scheme for the recycling/disposing of waste resulting from demolition and construction works. The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users adjacent to the site in accordance with Policy T1 of the Sevenoaks Allocations and Development Management Plan; and to ensure the amenities of surrounding neighbours are safeguarded, in accordance with policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

6) No works shall commence on site until an arboricultural impact assessment and method statement has been submitted to and approved in writing by the Local Planning Authority. The details shall include a site plan clearly showing the trees to be retained, including areas of protective fencing if appropriate, and a detailed method

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statement detailing how the extension will be constructed (including foundations) to prevent damage to the trees, their canopies and roots and working practices during the course of construction (including the approach if roots are found during works). The method statement shall be carried out by a qualified arboriculturalist and the development shall be carried out in accordance with the approved details.

To protect the trees on the boundary which are to be retained in the interests of the visual amenities of the locality and to conserve the character and appearance of the conservation area in accordance with Policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan.

7) Within three months of works commencing on site, details of the proposed hard and soft landscaping, including boundary treatments, shall be submitted to and approved in writing by the local planning authority. All proposed hard surfacing shall be permeable. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the first occupation of the development hereby approved and thereafter retained. All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

To ensure that the appearance of the development is in harmony with the existing character of the area and Conservation Area, and in the interests of privacy as supported by Policy EN1, EN2 and EN4 of the Sevenoaks Allocations and Development Management Plan and to ensure that the development does not increase the flood risk in accordance with the aims and objectives of the NPPF.

8) The noise mitigation measures as detailed in report 'Noise Impact Assessment' by SWECO dated 20/02/2024 (Report Ref: 65211807-SWE-XX-XX-T-U-0001 Rev. C02) (The Report) shall be implemented as part of the development. Prior to first occupation, a post completion noise survey must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess the performance of the noise mitigation measures against the noise levels as set in the report. If the mitigation measures tested in the post-completion report prove to be insufficient, additional noise mitigation measures (where necessary to ensure the appropriate noise levels can be met), shall be submitted and approved in writing by the Local Authority and installed and tested prior to occupation. The mitigation measures must be retained thereafter.

In order to safeguard the amenity of future occupiers of the proposed dwellings in accordance with policies EN2 and EN7 of the Allocations and Development Management Plan.

9) Prior to commencement of development of the residential units hereby approved, an enhanced scheme of sound insulation (an improvement in the region of 10dB over

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that required in Building Regulations Document E) shall be submitted to and approved by the local planning authority to prevent nuisance from airborne and impact noise from likely and ordinary sources from the ground floor commercial activities and living activities of the occupants of those dwellings. The sound insulation test and evaluation and selection of the mitigation scheme shall be undertaken by a competent person. The development shall be implemented in accordance with the approved details.

In order to safeguard the amenity of future occupiers of the proposed dwellings in accordance with policies EN2 and EN7 of the Allocations and Development Management Plan.

10) Prior to first occupation of the units hereby approved a post completion noise survey must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess the performance of the noise mitigation measures against the noise levels as set in the report and recommend any additional mitigation measures required. Any agreed mitigation must be installed and maintained thereafter.

In order to safeguard the amenity of future occupiers of the proposed dwellings in accordance with policies EN2 and EN7 of the Allocations and Development Management Plan.

11) Prior to first occupation of the residential units hereby approved, a scheme for alternative means of ventilation and air cooling and heating must be submitted to and approved in writing by the Local Planning Authority to demonstrate that: -The alternative means of ventilation and cooling will not compromise any noise protection measures -The alternative means of ventilation and cooling will not present an adverse noise or odour impact on occupants-The alternative means of ventilation and cooling will enable optimum living conditions in all weather and with reference to climate change predictions. The means of ventilation must be in accordance CIBSE TM59 2017 - Design methodology for the assessment of overheating risk in homes and comply with Approved Document O "Overheating" of the Building Regulations. The alternative means of ventilation and cooling shall be implemented in accordance with the approved details prior to first occupation and maintained thereafter.

In order to safeguard the amenity of future occupiers of the proposed dwellings in accordance with policies EN2 and EN7 of the Allocations and Development Management Plan.

12) Prior to completion of the development, details (including location) of ecological enhancements to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The details will be implemented as approved prior to first occupation of the development.

In the interest of biodiversity in accordance with policy SP11 of the Core Strategy.

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13) Prior to the first occupation of the residential units hereby approved, the cycle storage as seen on drawing number 23099 P150 rev. P1 shall be implemented and retained thereafter.

To ensure adequate cycle storage are provided in accordance with policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

14) The measures proposed within section 6 the Transport Statement (Magna Transport Planning, ref 24/323/27A, dated February 2024) shall be provided on site prior to the first occupation of the dwellings hereby approved.

To ensure there is no adverse impact on the highway network and to encourage sustainable forms of travel, in accordance with Policy SP1 of the Sevenoaks Core Strategy.

15) Prior to first occupation of the dwellings hereby approved, the secure refuse storage as seen on drawing number 23099 P150 rev. P1 shall be implemented and retained thereafter.

In order to provide adequate refuse facilities in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

16) Notwithstanding the approved drawings, the window(s) in the east facing elevation, shown on plan 23099 P200 rev. P2 as serving the bathroom of Flat 2 of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3. This window shall be permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall thereafter be permanently retained as such.

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

### Informatives

1) The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

2) Proposals to construct a drainage system to connect to a public sewer or to be adopted as part of the public sewer system require the prior consent of the relevant Water Company.

3) Scotia Gas Networks (SGN) highlights that there are a number of risks created by building over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

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- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk> to assess any risk associated with your development and
2. Contact SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone them with general plant protection queries.

See the contact details below:

Phone 0800 912 1722 / Email [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

In the event of an overbuild on their gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

-SGN free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work  
<https://www.sgn.co.uk/damage-prevention>

-Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

4) Consideration should be given to an asbestos survey of the buildings to be converted.

5) It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

### National Planning Policy Framework

In dealing with this application, we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a

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successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

THE MEETING WAS CONCLUDED AT 8:55PM

CHAIRMAN