

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting of the Development Control Committee held on 17 November 2011 commencing at 7.00 pm

Present: Cllr. Mrs A Dawson (Chairman)

Cllr. G Williamson, Cllr. Mrs B Ayres, Cllr. R Brookbank, Cllr. C Brown, Cllr. C Clark, Cllr. P Cooke, Cllr. R J Davison, Cllr. M Dickins, Cllr J Gaywood, Cllr Ms M Lowe, Cllr. P McGarvey, Cllr. Mrs F Parkin, Cllr. G Ryan, Cllr. J Scholey, Cllr. J Thornton, Cllr. J Underwood and Cllr. R Walshe

Apologies for absence were received from.

Cllr. L Ayres, Cllr Mrs J Davison, Cllr. Mrs E Purves and Cllr. Miss L Stack were also present.

40. MINUTES

Resolved: That the minutes of the meeting of the Development Control Committee held on 20 October be approved and signed by the Chairman as a correct record.

41. DECLARATIONS OF INTEREST OR PREDETERMINATION

Cllrs. Davison and Scholey declared personal interests in items 5.01 - SE/11/02331/FUL: Hever Hotel, Hever Road, Hever and 5.02 - SE/11/02332/LBCALT: Hever Hotel, Hever Road, Hever as dual hatted members of both the District Council and Edenbridge Town Council, which had already expressed views on the matters.

Cllr. Mrs. Dawson declared a personal interest in items 5.03 - SE/11/01835/FUL: Finchcocks, 5 Wildernesse Mount, Sevenoaks and 5.05 - SE/11/01861/FUL: 10 Lambarde Road, Sevenoaks as a dual hatted member of both the District Council and Sevenoaks Town Council, which had already expressed views on the matters.

Cllr. Dickins declared that he intended to speak as the local Member on item 5.05 - SE/11/01861/FUL: 10 Lambarde Road, Sevenoaks. He did not either participate in the debate or the vote on the matter.

Cllr. Miss. Thornton declared that she intended to speak as the local Member on item 5.04 - SE/ 11/02142/FUL: St. Edward The Confessor Church, Long Barn Road, Sevenoaks Weald. She left the room while the matter was debated and voted on.

42. DECLARATIONS OF LOBBYING

All Members of the Committee except Cllr. Williamson declared that they had been lobbied in respect of item 5.03 - SE/11/01835/FUL: Finchcocks, 5 Wildernesse Mount, Sevenoaks.

Cllr. Dickins declared that he had also been lobbied in respect of item 5.05 - SE/11/01861/FUL: 10 Lambarde Road, Sevenoaks.

43. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

The Chairman ruled that additional information received since the despatch of the agenda be considered at the meeting as a matter of urgency by reason of the special circumstances that decisions were required to be made without undue delay and on the basis of the most up to date information available.

44. ORDER OF THE AGENDA

The Chairman indicated that, with the approval of Members, he would deal first with the tree preservation orders at items 7.01 and 7.02 as the Officer concerned was not involved in any other matters on the agenda.

45. TREE PRESERVATION ORDERS

7.01 - Objection to TPO/11/2011: Cowden Cross House, Hartfield Road, Cowden

The Committee noted that the Order related to a Plane tree and two Oak trees situated at Cowden Cross House, Hartfield Road, Cowden.

Members were advised that the objection had been received from the neighbours. They felt that the amenity value of the trees had been overstated because the trees were set back a long distance from a fast road and were screened by other vegetation. The canopy was also too large.

The Officer felt there was a clear amenity value to the trees and pruning works could reduce the size of the canopy.

Resolved: That the Tree Preservation Order No. 11 of 2011 be confirmed without amendments.

7.02 - Objection to TPO/15/2011: Manor House Gardens, Edenbridge

The Committee noted that the Order related to several trees located within the estate of Manor House Gardens, Edenbridge.

Members were reminded that the order was served to replace an original order (TPO 01/1965) following a review of existing preservation orders throughout the district. The objection received referred to a tree which was already protected

under the old order. The primary concern was that the relevant tree was too large and constituted a danger. No such evidence had been submitted but Officers would look favourably upon reasonable pruning works.

Resolved: That the Tree Preservation Order No. 15 of 2011 be confirmed without amendments.

46. RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

5.01 - SE/11/02331/FUL: Hever Hotel, Hever Road, Hever TN8 7NP

The proposal was for planning permission for extensions and additions to the hotel to increase meeting spaces and conference facilities as well as the restaurant and communal spaces. An extension and reconfiguration of the car park was also proposed for an additional 22 spaces.

Officers stated that any potentially significant impact on the amenities of nearby dwellings could be satisfactorily mitigated by way of the conditions imposed. Members' attention was drawn to the tabled Late Observations sheet and a further representation from a Member of the public who had no objections to the permission so long as noise and traffic concerns were considered.

Having considered the acceptability of the building within the Green Belt and the potential impact upon protected trees, Officers believed that the very special circumstances of the need to ensure the viability of the tourist accommodation and the long term up keep of listed buildings cumulatively outweighed the harm arising from the development. The development would respect the fabric and character of the Listed Building.

The proposal was otherwise in accordance with the relevant policies of the Development Plan.

The Committee was addressed by the following speakers:

Against the Application:	David Bailey
For the Application:	Jeff Haskins
Parish Representative:	-
Local Member:	-

Members noted the concern of the neighbour who believed traffic could increase significantly. The neighbour could not quantify the possible increase. In response to a question Officers confirmed the economic viability scheme, submitted by the applicants, was considered by the Planning Policy Team in the context of the Hotel Futures Report 2007. Sevenoaks District Council did not refer it to external consultants.

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted subject to the inclusion of the amended

condition set out in the Late Observations sheet. The motion was put to the vote and there voted –

13 votes in favour of the motion

0 votes against the motion

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) No development shall be carried out on the land until samples and details of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To maintain the integrity and character of the listed buildings as supported by EN1 of the Sevenoaks District Local Plan.

- 3) Prior to the first occupation of any of the buildings hereby permitted, a Travel Plan, to include measures for the promotion of sustainable transportation and measures to enable and encourage the use public transport by customers and staff, shall be submitted to and approved in writing by the Council. The measures included within the Travel Plan agreed by the District Planning Authority shall be put into place prior to the first use of any of the buildings hereby permitted. Unless the District Planning Authority in writing agrees to any variation, the Travel Plan shall be operated in accordance with the agreed details thereafter.

In the interests of environmental sustainability and in accordance with Policy SP2 of the Sevenoaks Core Strategy 2011

- 4) No development shall be carried out on the land until full details of soft and hard landscape works and details of tree planting have been submitted to and approved in writing by the Council. Those details shall include:
 - details of hard surfaces, including details of materials;
 - planting plans (identifying existing planting and trees, plants and trees to be retained and new planting to include additional tree planting);
 - a schedule of new plants and trees (noting species, size of stock at time of planting and proposed number/densities); and
 - a programme of implementation.

Soft and hard landscaping shall be carried out prior to the first use of any of the extensions hereby permitted or otherwise in accordance with the agreed programme of implementation. If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

- 5) Unless otherwise agreed in writing with the Local Planning Authority, tree protection measures shall be carried out in complete accordance with the details included within the 'Sylvan Arb - Arboricultural Report' dated 26th July 2011 as submitted with the application.

To ensure the long term health of retained trees and to safeguard the appearance of the area in accordance with EN1 of the Sevenoaks Local Plan and LO8 of the Sevenoaks Core Strategy 2011.

- 6) Prior to its installation on any part of the development hereby approved, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. External lighting shall only be installed in exact accordance with the approved details and thereafter maintained as such.

In the interests of ecological conservation and to safeguard the character and appearance of the surrounding area in accordance with EN1 of the Sevenoaks Local Plan, LO8 of the Sevenoaks Core Strategy and in accordance with guidance contained in PPS9

- 7) Prior to the first occupation of any part of the development hereby permitted, details of ecological habitat enhancement works to offset the loss of amenity grassland and planting shall be submitted to and approved in writing by the Local Planning Authority. The habitat enhancement work shall be carried out within six months of the first use of any part of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

In the interests of biodiversity in accordance with guidance contained in PPS9.

- 8) Unless otherwise agreed in writing by the Local Planning Authority, mitigation and enhancement measures for breeding birds shall be carried out in accordance with paragraph 5.2.3 of the 'Greenlink: Ecological Scoping Survey Report' dated 19th August 2011.

In the interests of biodiversity in accordance with guidance contained in PPS9.

- 9) Prior to the commencement of any part of the development hereby approved, a scheme to prevent the depositing of mud, grit and materials by construction vehicles onto the public highway shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be put into place prior to the commencement of the development and retained throughout the construction period.

In the interests of highways safety in accordance with EN1 of the Sevenoaks Local Plan.

- 10) Prior to the commencement of the development, a scheme of acoustic insulation for the extension to Block A and Block G to reduce noise arising from the use of these buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and thereafter retained as such.

To prevent harm to the amenities of neighbours in accordance with EN1 of the Sevenoaks Local Plan 2000

- 11) The 'Conference Room' located within the Block A extension and the extension to Block G hereby approved shall be available for customer use only between the hours of 0600 and 2300 Mondays to Saturdays (inclusive) and between 0600 and 2200 on Sundays and at no other times.

To prevent harm to the amenities of neighbours in accordance with EN1 of the Sevenoaks Local Plan 2000

- 12) The development hereby approved shall achieve BREEAM 'Very Good' standard. Evidence shall be provided to the Local Authority -
i) Prior to the commencement of development, of how it is intended the development will achieve the BREEAM 'Very Good' standard or alternative as agreed in writing by the Local Planning Authority; and
ii) Prior to the first use of any part of the development, that the development has achieved a BREEAM 'Very Good' standard post construction certificate or alternative as agreed in writing by the Local Planning Authority.

In the interests of environmental sustainability and reducing the risk of climate change as supported in Planning Policy Statement 1, policies CC2 & CC4 of the South East Regional Plan & Policy SP2 of the Sevenoaks Core Strategy

- 13) The development hereby permitted shall be carried out in accordance with the following approved plans: 3652-PD-10-D, 12-D, 13-D, 14-D, 15-D, 17-D, 18-D and 19
For the avoidance of doubt and in the interests of proper planning.

Informatives

- 1) The following advice should be considered prior to the design of any external lighting (pursuant to condition 6 above):
 - a) Low-pressure sodium lamps or high-pressure sodium must be used instead of mercury OR metal halide lamps where glass glazing is preferred due to its UV filtration characteristics.
 - b) Lighting must be directed to where it is needed and light spillage avoided. Hoods must be used on each light to direct the light and reduce spillage.
 - c) The times during which the lighting is on must be limited to provide some dark periods. If the light is fitted with a timer this must be adjusted to the minimum to reduce the amount of 'lit time'.
 - d) Lamps of greater than 2000 lumens (150 W) must not be used.
 - e) Movement sensors must be used. They must be well installed and well aimed to reduce the amount of time a light is on each night.
 - f) The light must be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any bats' roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.
 - g) The lights on any upper levels must be directed downwards to avoid light spill and ecological impact.
 - h) The lighting must not illuminate any bat bricks and boxes placed on the buildings or the trees in the grounds.

5.02 - SE/11/02332/LBCALT: Hever Hotel, Hever Road, Hever TN8 7NP

The proposal was for Listed Building Consent for extensions and additions to the hotel to increase meeting spaces and conference facilities as well as the restaurant and communal spaces.

Officers stated that the development would respect the fabric and character of the Listed Building and the setting of the listed buildings on the site.

The Committee was addressed by the following speakers:

Against the Application:	David Bailey
For the Application:	Jeff Haskins
Parish Representative:	-
Local Member:	-

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted. The motion was put to the vote and there voted –

13 votes in favour of the motion
0 votes against the motion

Resolved: That listed building consent be GRANTED subject to the following conditions:-

- 1) The works to which this consent relates shall begin before the expiration of three years from the date of this consent.
In pursuance of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) No development shall be carried out on the land until samples and details of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To maintain the integrity and character of the listed buildings as supported by EN1 of the Sevenoaks District Local Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 3652-PD-10-D, 12-D, 13-D, 14-D, 15-D, 17-D, 18-D and 19

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

5.03 - SE/11/01835/FUL: Finchcocks, 5 Wildernesse Mount, Sevenoaks TN13 3QS

The proposal was to demolish the existing large detached property and replace it with two detached dwellings. They would be two-storey in appearance with a third storey in the roof space. The 2 properties would be similar in scale, footprint and layout, except for on the front elevation. There would be detached double garages to the front of both properties.

It was noted that a Members' Site Inspection had been held for this application.

Officers stated that the proposed replacement dwellings would not detract from the character and appearance of the street scene, or have a detrimental impact upon the amenities of the neighbouring properties.

The Committee was addressed by the following speakers:

Against the Application:	Mark Walkington
For the Application:	Pete Hadley
Parish Representative:	Cllr. Hogarth
Local Member:	Cllr. Mrs. Purves

Members noted the comments from the Local Member, not on the Committee, that a similar proposal had been refused at number 24. Officers were asked why number 24 had been refused. This was because it had been on a corner and appeared wedged with barely any rear garden, out of keeping with the area.

Officers stated that the distance between number 3 and plot 1, from side to side, was 7m while it was less than 3m between plot 2 and number 7. There was 3.7m between the proposed dwellings. Officers did not believe the proposed dwellings led to terracing because the garages, which lay between the new plots, would be single storey and at a low level behind hedging.

The Local Member, who sat on the Committee, was concerned by the consistent built form which would be created, not just with the houses but also the paved areas. On the other side of the road similar density and built environment could be found, but it was felt it was not appropriate on the side of the road proposed. Greater care could also be taken to preserve trees which enhanced the character of the area. Members agreed there were few double houses on the side of the road in question.

One Member felt that the houses already on that side of the road were very wide and open-fronted and so the proposal would not be out of place.

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted subject to the inclusion of the additional and amended conditions set out in the Late Observations sheet.

The motion was put to the vote and there voted –

4 votes in favour of the motion
13 votes against the motion

The Chairman declared the motion to be LOST.

It was then MOVED by Cllr. Walshe and duly seconded:

*“That planning permission be REFUSED for the following reason:
The proposal would have an adverse impact on the street scene by reason of the excessive scale and extent of built development proposed on the site to the detriment of the distinctive character of the east side of Wilderness Mount. The development would therefore be contrary to Policy EN1 of the Sevenoaks District Local Plan and Policy SP1 of the Core Strategy.”*

The motion was put to the vote and there voted –

12 votes in favour of the motion
2 vote against the motion

Resolved: That planning permission be REFUSED for the following reason:

The proposal would have an adverse impact on the street scene by reason of the excessive scale and extent of built development proposed on the site to the detriment of the distinctive character of the east side of Wilderness Mount. The development would therefore be contrary to Policy EN1 of the Sevenoaks District Local Plan and Policy SP1 of the Core Strategy.

5.04 - SE/ 11/02142/FUL: St. Edward The Confessor Church, Long Barn Road, Sevenoaks Weald

The proposal was for three year temporary planning permission for use of the church building for B1 and B8 purposes. It would be used by a furniture company, partly for offices and partly overspill storage. The site was in the Green Belt and Kent Downs Area of Outstanding Natural Beauty.

Officers directed Members to the Report which stated that the scheme would accord with policies relating to the re-use of buildings in the Green Belt and would not cause any visual harm to the Area of Outstanding Natural Beauty landscape designation. Subject to the use of conditions, the proposal would not have any adverse impact upon its local surroundings and neighbours.

The Committee was addressed by the following speakers:

Against the Application:	Hugh Williams
For the Application:	Lars Lemonius
Parish Representative:	-
Local Member:	Cllr. Miss. Thornton

A Member asked whether condition 8 could be extended to limit the size of all vehicles using the premises. Officers explained that they could only limit those vehicles which were under the control of the applicant. Several Members noted the concerns of a neighbour and of the Local Member that commercial use of the building could overload some narrow country lanes nearby, especially at times of school journeys.

Officers reminded the meeting that Kent Highways had raised no objections to the temporary permission. Officers also believed the small size of the storage area (91m²), the limited hours and limits on the use of the applicant's vehicles would minimise impact on the nearby roads. They advised the Committee that the temporary nature of the permission also allowed Members to assess the impact of vehicles over the period.

Members felt that it was better for the building to be in use rather than deteriorate.

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted subject to the inclusion of the amendments and additional condition set out in the Late Observations sheet, that the start time for deliveries, loading and unloading on Mondays to Fridays ought be 9.30am and a condition requiring that a Travel Plan be submitted and approved. The motion was put to the vote and there voted –

4 votes in favour of the motion
0 votes against the motion

Resolved: That planning permission be GRANTED subject to the following conditions:-

- 1) This planning permission is granted for a temporary period of 18 months only, from the date of this permission. By the date this permission expires, the use shall cease and the site restored to its previous condition, or restored in accordance with a scheme that has been submitted to and approved in writing by the Council.

To reflect the temporary nature of the application and in order that the impact of the use can be reviewed, to safeguard the rural character and amenities of the area in accordance with Policy EN1 of the Sevenoaks District Local Plan and Policy SP1 of the Sevenoaks Core Strategy

- 2) This use hereby permitted shall only be for the benefit of D Sutherland Furniture Ltd and for no other occupier.

Because an unrestricted use could lead to greater intensification of the site, with adverse impacts upon the surrounding area, in accordance with Policy EN1 of the Sevenoaks District Local Plan.

- 2) The premises shall not be used outside of the hours of 8am-6pm Monday-Friday and 8am-1pm on Saturdays. No activity in connection with the storage use (including the delivery, loading and/or unloading of goods) shall take place prior to 9.30am on any of the above specified days.

3)
To accord with the terms of the application and to protect neighbouring amenities, in accordance with Policy EN1 of the Sevenoaks District Local Plan.

- 4) No storage shall take place outside of the building.

To protect the visual amenities of the area and openness of the Green Belt, in accordance with policies GB3A of the Sevenoaks District Local Plan and LO8 of the Sevenoaks Core Strategy.

- 4) The use hereby permitted shall not commence until a plan showing the extent of the vehicle parking area, together with physical measures to define the boundary of this area have been submitted to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details prior to first occupation of the building.

To protect trees on site subject to a Tree Preservation Order, in accordance with Policy EN1 of the Sevenoaks District Local Plan and Policies LO8 and SP1 of the Sevenoaks Core Strategy.

- 6) The development hereby permitted shall be carried out in accordance with the following approved plans: 2591-01

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

- 7) Before development commences, full details of the gates to be installed to the re-instated access 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 protect the visual amenities of the area and openness of the Green Belt, in accordance with policies GB3A of the Sevenoaks District Local Plan and LO8 of the Sevenoaks Core Strategy.

- 8) Any of the applicant's vehicles using the site in connection with the use hereby permitted shall be limited in size to those specified in the letter from Sutherland Furniture Ltd dated 20 September 2011.

To protect surrounding rural lanes and in the interest of the rural amenities of the area, in accordance with Policies EN1 and EN34 of the Sevenoaks District Local Plan and Policy LO8 of the Sevenoaks Core Strategy.

- 9) Before development commences, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify how the applicant will encourage employees and any other persons driving to and from the site to avoid the use of Long Barn Road to the south of the site. The travel plan as approved shall be implemented on first use of the site.

To avoid adverse impact on the surrounding area due to uncontrolled traffic movements.

At 8.58 p.m. the Chairman adjourned the Committee for the convenience of Members and Officers. The meeting resumed at 9.10 p.m.

5.05 - SE/11/01861/FUL: 10 Lambarde Road, Sevenoaks TN13 3HR

The proposal was for the approval of several extensions and alterations to the existing building. It would include the erection of a first floor and extensions to rear and side of property.

Officers stated that the development would respect the context of the site and would not have an unacceptable impact on the street scene. Any potentially significant impact on the amenities of nearby dwellings could be satisfactorily mitigated by way of the conditions imposed. The development would preserve the character and appearance of the area and neighbouring amenity.

The Committee was addressed by the following speakers:

Against the Application: David Morgan

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For the Application: James Cooper
Parish Representative: Cllr. Canet
Local Member: Cllr. Dickins

In response to questions, Officers confirmed the proposed development would be as close to the boundary as the existing garage. Officers did not believe there would be visual terracing because the neighbouring properties were fairly different in design, suitable gaps were maintained between properties and the property would be set back from the sides on upper floors.

Members noted the proposed garage was too small for most vehicles. Officers drew Members' attention to proposed condition 7 which required prior approval of further parking areas before development took place.

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted subject to the inclusion of the additional informative set out in the Late Observations sheet. The motion was put to the vote and there voted –

11 votes in favour of the motion
3 votes against the motion

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the dwelling as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 3) No development shall be carried out on the land until full details of soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 4) Soft landscape works shall be carried out before first occupation of the approved extension. The landscape works shall be carried out in accordance with the approved details.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 5) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 6) The dormer window and velux windows in the north and south flank elevations of the existing roof and the roof of the extensions shall be obscure glazed and non openable, apart from any top hung lights, at all times.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 7) No development shall take place until details of the layout and construction of areas for the parking of vehicles and means of access have been submitted to and approved in writing by the Council. The parking areas approved shall be provided and kept available for parking of vehicles at all times.

To ensure a permanent retention of vehicle parking for the property as supported by policy EN1 of the Sevenoaks District Local Plan.

- 7) The development hereby permitted shall be carried out in accordance with the following approved plans: 001 Rev.P1, 002 Rev.P1, 005 Rev.P1, 007 Rev.P1, 010 Rev.P4, 011 Rev.P3 and 012 Rev.P3.

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

Informative

The applicant is encouraged to improve the existing soft boundary treatment along both the northern and southern side boundaries to the rear of the plot. This will assist in preserving the amenities of the occupiers of the adjoining properties.

5.06 - SE/11/01806/FUL: Cranbrook, Greenlands Road, Kemsing Sevenoaks TN15 6PG

The proposal was to demolish the rear portion of the existing garage and extend the habitable floor space of the main dwelling through a roof extension. The extension to the rear would raise the overall height of the proposal by 0.8m.

Officers stated that the development would be inappropriate development within the Green Belt as it would exceed the 50% guidance stipulated by policy H14A. The case put by the applicants did not amount to very special circumstances that would outweigh further the granting of inappropriate development within the Green Belt. They did not justify a further loss of openness.

It was noted that a Members' Site Inspection had been held for this application.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	George Burns
Parish Representative:	-
Local Member:	Cllr. Miss. Stack

In response to a question, Officer reminded Members that the nearby garage was more than 5m from the dwelling and therefore could not be considered part of the original floorspace calculations under H14A. However, even if the partial demolition were taken account of then the proposed extensions continued to be more than a 50% increase over the original dwelling.

Several Members noted the comments of the Local Member that the proposal could be considered suitable for the area and matched other dwellings on the road. Officers explained that a nearby property had a similar extension, but had been approved without any additional floorspace to be counted in the attic.

It was MOVED by the Vice-Chairman and duly seconded:

“That planning permission be GRANTED subject to appropriate conditions to be decided by Officers.”

Officers suggested they would consider conditions including that the development shall be begun before the expiration of 3 years from permission, that the development would be in line with submitted plans, certain windows would be obscure glazed and non-openable and that the rear of the existing garage would be demolished.

The motion was put to the vote and there voted –

8 votes in favour of the motion
5 votes against the motion
Cllr. Davison voted against the motion

Resolved: That planning permission be GRANTED subject to appropriate conditions to be decided by Officers.

47. ENFORCEMENT OF PLANNING CONTROL

6.01 - 310/11/093: 1 The Stables, Halstead Place, Halstead

Members were informed that this item had been withdrawn at the request of Officers.

6.02 - 310/11/091: 1 The Barn, Halstead Place, Halstead

Members were informed that this item had been withdrawn at the request of Officers.

6.03 - 310/11/092: 2 The Barn, Halstead Place, Halstead

Members were informed that this item had been withdrawn at the request of Officers.

THE MEETING WAS CONCLUDED AT 10.07 PM

CHAIRMAN