

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 14 August 2014 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Miss. Thornton (Vice Chairman)

Cllrs. Mrs. Ayres, Clark, Cooke, Edwards-Winsor, Gaywood, McGarvey, Orridge, Mrs. Parkin, Raikes, Miss. Stack and Underwood

Apologies for absence were received from Cllrs. Bosley, Brookbank, Brown, Firth, Neal and Walshe

Cllrs. Ayres, Mrs. Davison, Pett and Scholey were also present.

36. Minutes

Resolved: That the minutes of the Development Control Committee held on 24 July 2014, be approved and signed by the Chairman as a correct record.

37. Declarations of Interest or Predetermination

Cllrs. Clarke and Mrs Parkin declared that they knew the applicant for minute item 40, SE/14/00849/HOUSE & SE/14/00850/LBCALT - Threeways, The Street, Ash TN15 7HA. Cllr. Clarke confirmed that he would speak on the matter but would not vote. Cllr. Mrs Parkin confirmed that she would neither speak nor vote on the matter.

38. Declarations of Lobbying

Cllrs. Mrs. Ayres, Clarke, Cooke, Edwards-Winsor, McGarvey, Miss. Stack and Williamson declared that they had been lobbied in respect of minute item 40 SE/14/00849/HOUSE & SE/14/00850/LBCALT - Threeways, The Street, Ash TN15 7HA.

Reserved Planning Applications

The Committee considered the following planning applications:

39. SE/14/01187/FUL - Weald Cottage & South Cottage, Four Elms Road, Edenbridge TN8 6AB

The proposal was for the demolition of South Cottage and Weald Cottage and their replacement with a terrace of four town houses with 2 car parking spaces per property, an access road to the rear, garages and landscaping. The site was in the urban confines of Edenbridge and backed onto industrial units in Commerce Way.

The application was referred to the Committee at the request of Councillor Scholey on the grounds that the proposal was not providing an affordable housing contribution and was not financially viable. Members were referred to the Case Officer's report.

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The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Neil Goodhew
Parish Representative:	-
Local Member:	Cllrs. Scholey and Mrs. Davison

Members asked questions of clarification from the Speakers and Officers. Officers confirmed to the Chairman that a CIL payment of £16,000 would be payable on commencement of development. The CIL payment had not been taken account of in the viability assessment on the possible affordable housing contribution. Officers intended that recommended condition 5 would allow Officers to ensure that correct contracts were in place to allow development to take place all at once, before the present site was demolished. This would lessen the chance of a vacant, demolished plot as happened at the neighbouring Beechwood. Officers added that viability was not a material consideration in whether to grant planning permission.

It was moved by the Chairman and was duly seconded that the recommendation in the report to grant permission subject to conditions be adopted.

Members said that the applicant had provided all the information asked for, concerning viability, and had satisfied the test. The design of the proposed development was acceptable, if functional. It would provide family houses which were more affordable due to their size.

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:- Drawing Number P300 Revision P1, dated April 2014, stamped amended plan;- Drawing Number P301 Revision P3, dated April 2014, stamped amended plan;- Drawing Number P310 Revision P1, dated June 2014, stamped amended plan;

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

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

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 District Local Plan.

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- 4) The development shall achieve a Code for Sustainable homes minimum rating of level 4. Evidence shall be provided to the Local Authority -
- i) Prior to the commencement of development, of how it is intended the development will achieve a Code for Sustainable Homes Design Certificate minimum level 4 or alternative as agreed in writing by the Local Planning Authority; and
 - ii) Prior to the occupation of the development, that the development has achieved a Code for Sustainable Homes post construction certificate minimum level 4 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 by Policy SP2 of the Sevenoaks Core Strategy.

- 5) No development shall commence until details of the contract for the carrying out of the works of redevelopment of the site has been submitted to and approved in writing by the Local Planning Authority.

To ensure that the demolition is carried out as a continuous operation with the redevelopment of the site, in the interests of visual amenity in accordance with Policy EN1 of the Sevenoaks District Local Plan.

- 6) No development shall commence until the drainage details of the SUDS scheme have been submitted and approved in writing by the Local Planning Authority. The details shall:
- Specify the responsibilities of each party for the implementation of the SUDS scheme;
 - Specify a timetable for implementation;
 - Provide a management and maintenance plan for the lifetime of the development;

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The approved scheme shall be implemented in full.

In the interests of flood prevention and to ensure adequate drainage on the site.

- 7) The first floor windows in the east and west elevations of the terrace block, at all times, shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.

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

- 8) No development shall be carried out on the land until full details of external surface of hardstanding area (bound surface) have been submitted to and approved in writing by the Council. The approved details shall be implemented in full.

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In the interest of highway safety and to preserve the visual appearance of the area.

- 9) No development shall be carried out on the land until full details of soft and hard landscape works and associated screening / boundary treatment 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;-details of proposed screening / boundary treatment;

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 District Local Plan.

- 10) 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 preserve the visual appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 11) Before any equipment, machinery or materials are brought on to the land for the purposes of the development, a tree protection statement and plan for the trees on the site shall be submitted to and approved in writing by the Council. Also: A) The means of protection shall be maintained until all equipment, machinery and surplus materials have been removed from the land. B) Within a retained tree protected area:
- Levels shall not be raised or lowered in relation to the existing ground level;
 - No roots shall be cut, trenches cut, or soil removed;
 - No buildings, roads, or other engineering operations shall be constructed or carried out;
 - No fires shall be lit;
 - No vehicles shall be driven or parked over the area;
 - No materials or equipment shall be stored.

To secure the retention of the trees at the site and to safeguard their long-term health as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 12) The parking spaces / car port shown on drawing P301 Revision 3 shall be provided before the occupation of the dwellings hereby approved and kept available for such use at all times and no permanent development shall be carried out on the land so shown or in such a position to preclude vehicular access.

In the interests of highway safety.

Informatives

- 1) In terms of sewers the applicant is reminded of the following:

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- No development or new tree planting should be located within 3 metres either side of the centre line of the public sewer and all existing infrastructure should be protected during the course of construction works.
 - No new soakaways should be located within 5 metres of a public sewer.
- In addition a formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water.

- 2) 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.

40. SE/14/00849/HOUSE & SE/14/00850/LBCALT - Threeways, The Street, Ash TN15 7HA

The proposal sought planning permission and listed building consent for the erection of two-storey side extension following demolition of part of the attached listed wall, alterations to rear garden room, minor internal alterations and repairs to chimney stack. The site was at the end of Grade II listed Wallace Terrace and was in the Green Belt.

The application was referred to the Committee at the discretion of the Chief Planning Officer as the recommendation was at odds with conservation advice obtained at pre-application stage by a former Officer of the Council.

Members' attention was brought to further information contained within the late observations sheet, but did not propose any amendments or changes to the recommendation before the Committee.

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:	Chris Munn
Parish Representative:	-
Local Member:	Cllr. Pett

Members asked questions of clarification from the Speakers and Officers. Officers confirmed that the Conservation Officer had felt that the size of the extension the symmetry of the property and the historic floorplan were significant characteristics. Officers had telephoned English Heritage and confirmed that the property had not been delisted because of previous alterations. Officers advised that the applicant did intend to match brick with existing elevations, as well as bonding and tiles.

It was moved by the Chairman and was duly seconded that the recommendation in the report to refuse permission be adopted.

Members were disappointed at the handling of the application process, with the applicants suffering from contradictory advice between the former and present Conservation Officers.

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A Member indicated that the matter was not clear as even the Conservation Officers had opposing views. Members noted the comments of the Georgian Group that the proposal would “nearly double the footprint of the listed building” and that this was incorrect. Members felt it would be preferable to have a comment from the Georgian Group once the facts of the application had been made clear.

Some concerns were raised by the Committee that the development may overwhelm the host. However Members also indicated the development may provide balance to the terrace as a whole.

A Member suggested that the windows of the proposal perhaps should have matched the existing fenestration. Some Members suggested that the preservation of the fireplace may be beneficial to the conservation of the property, however more information would be needed.

It was moved by the Chairman that the application be deferred to obtain the further information required and so that when the item was reported back to Committee the Conservation Officer would attend the meeting. The motion was put to the vote and it was

Resolved: That consideration of the applications for planning permission and listed building consent be deferred to allow

- 1) the Conservation Officer to contact the Georgian Group to obtain a revised response based on clarity over the size of the extension;
- 2) the Conservation officer to carry out an internal inspection, including considering the historic value of the kitchen fireplace and whether it needs to be retained if an extension is agreed;
- 3) consideration of whether the design of the windows should be altered to better relate to the form of windows on the original building; and
- 4) when the item is reported back for the Conservation Officer to attend the meeting.

THE MEETING WAS CONCLUDED AT 8.33 PM

CHAIRMAN