

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 4 September 2014 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Miss. Thornton (Vice Chairman)

Cllrs. Mrs. Ayres, Brookbank, Clark, Edwards-Winser, Firth, Gaywood, McGarvey, Mrs. Parkin, Raikes, Miss. Stack, Underwood and Walshe

Apologies for absence were received from Cllrs. Bosley, Brown, Cooke, Neal and Orridge

Cllrs. Ayres and Piper were also present.

41. Minutes

Resolved: That the minutes of the meeting of the Committee held on 31 July 2014 and 14 August 2014 be approved and signed by the Chairman as a correct record.

42. Declarations of Interest or Predetermination

Cllr. Raikes declared an interest in SE/14/00642/FUL – Holly Bush Lane, Sevenoaks, TN13 3UJ as the Chairman of Sevenoaks Town Council Planning Committee when the application was first recommended for approval. He advised that he had not been present when Sevenoaks Town Council recommended the application for refusal and would listen to the debate with an open mind.

43. Declarations of Lobbying

All Members declared that they had been lobbied in respect of Minute 44 SE/14/00642/FUL – Holly Bush Lane, Sevenoaks TN13 3UJ.

Reserved Planning Applications

The Committee considered the following planning applications:

44. SE/14/00642/FUL - Holly Bush Lane, Sevenoaks TN13 3UJ

The proposal was for the demolition of existing garden building with the retention of its existing façade to facilitate a new dwelling. The application had been referred to Committee as the Officer's view was at variance to the response provided by the Town Council and at the request of Councillor Walshe on the grounds of the potential impact on the conservation area.

Members' attention was brought to the main papers and late observations sheet which proposed amendments to the wording of Condition 8. It was noted that a Members' Site Inspection had been held.

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The Committee was addressed by the following speakers:

Against the Application:	Mr. Adam Gostling
For the Application:	Mrs. Mary May
Parish Representative:	Mrs. Walshe
Local Member:	-

Members asked questions of clarification from the Speakers and Officers. The Legal Services Manager informed Members that it was possible for a planning obligation to require both buildings to be used as one dwelling with one building being used ancillary to the other and if in the future the owners wished the two properties to be used as separate dwellings an affordable housing contribution would then be paid.

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

Members discussed whether the development was acceptable on a site which was situated within one conservation area and laid adjacent to another. Concerns were raised that the development was backland development and would have an overbearing impact on neighbours. Sympathy for the applicants was expressed and some Members thought that the unique design minimised the impact on neighbours and that it could be a heritage asset in the future.

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

It was moved by the Chairman and duly seconded that the application be refused on the grounds that the design materials and form failed to preserve or enhance the conservation area and the adjacent listed buildings, that the loss of the open space would be irreversible and the new dwelling would harm the character of the area and the development had an overbearing impact on neighbours, particularly for properties facing Park Lane

The motion was put to the vote and it was

Resolved: That planning permission be refused for the following reasons

1. The proposed dwelling by virtue of its design, materials and built form would result in an incongruous development, out of keeping with the surrounding area. The proposal would therefore detract from the character of the Vine Conservation Area and would be contrary to policies EN1 and EN23 of the Sevenoaks District Saved Local Plan Policies, policy SP1 of the Sevenoaks District Council Core Strategy and policies EN1 and EN4 of the Sevenoaks District Allocations and Development Management Plan.
2. The proposed development would result in backland development, which would dominate the garden in which it is proposed. If permitted the large property would irreversibly damage the open space between properties in this part of the conservation area and would therefore fail to preserve or enhance its character. The proposal would therefore be contrary to policies EN1 and EN23 of the Sevenoaks District Saved Local Plan Policies, policy SP1 of the

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Sevenoaks District Council Core Strategy and policies EN1 and EN4 of the Sevenoaks District Allocations and Development Management Plan.

3. The proposed development by virtue of its height, size and the proximity to the southern boundary would have an overbearing impact on the residents of 2 and 4 Park Lane. The proposal would therefore be harmful to the amenity and outlook of neighbouring residents and would be contrary to Policy EN1 of Sevenoaks District Saved Local Plan Policies and policy EN2 of the Sevenoaks District Allocations and Development Management Plan.
 4. The proposal would lead to a requirement to contribute towards affordable housing provision. In the absence of a completed Section 106 obligation to secure an appropriate level of affordable housing provision, the development would be contrary to Policy SP3 of the Sevenoaks District Council Core Strategy.
45. WITHDRAWN FROM THE AGENDA - SE/14/01527/FUL - Tubs Hill House, London Road, Sevenoaks TN13 1BL
46. SE/14/01618/ADV - Marks And Spencer, 66 London Road, Sevenoaks TN13 1AT

The application sought permission for the installation of 4 fascia signs of which two were illuminated. The application had been referred to Committee by Councillor Raikes on the basis that it was a significant site and could have a major impact on the street scene and Bligh's in particular.

Members' attention was brought to the main papers and late observations sheet which did not amendments or changes to the recommendations before the Committee.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	-
Parish Representative:	-
Local Member:	Cllr. Raikes

Members asked questions of clarification from the Officers. It was confirmed that there was a condition which stated that the signs could not be illuminated outside of store opening hours.

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

Members discussed whether the signs were of an appropriate size for the building and whether it was in keeping with the rest of Bligh's. The Case Officer confirmed that there was a condition for the maintenance of the signs.

The motion was put to the vote and it was

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

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- 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.

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.

- 6) The advertisements hereby permitted shall not be illuminated outside of store opening hours.

To safeguard the amenities of the area.

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Informatives

- 1) For the avoidance of doubt, the advertisements subject to this consent are those shown on drawing No 00805 Revision 02

THE MEETING WAS CONCLUDED AT 9.00 PM

CHAIRMAN