

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 18 December 2014 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Miss. Thornton (Vice Chairman)

Cllrs. Mrs. Ayres, Bosley, Brookbank, Brown, Clark, Edwards-Winser, Firth, Gaywood, Orridge, Mrs. Parkin, Raikes, Miss. Stack, and Underwood

Apologies for absence were received from Cllrs. McGarvey, Neal and Walshe

Cllrs. Ayres, Mrs. Bosley, Ms Lowe, Piper, Scholey and Searles were also present.

79. Minutes

Resolved: That the minutes of the Development Control Committee held on 27 November 2014 be approved and signed by the Chairman as a correct record.

80. Declarations of Interest or Predetermination

Cllr. Edwards - Winser declared that he was a Member of Otford Parish Council for minute item 86 - SE/14/02966/HOUSE - The Oast House, Shoreham Road, Otford, TN14 5RL but clarified that he would keep an open mind on the matter.

Cllr. Mrs. Parkin declared that she was a Member of Fawkham Parish Council and the Local Member for minute item 84 - SE/14/02630/FUL - 1 & 2 Cross Cottages, Valley Road, Fawkham DA3 8LX.

81. Declarations of Lobbying

Cllr. Mrs Parkin declared that in respect of minute item 84 - SE/14/02630/FUL - 1 & 2 Cross Cottages, Valley Road, Fawkham DA 3 8LX the applicant had been to her property and enquired to the proceedings of the meeting.

Unreserved Planning Applications

There were no public speakers against the following items and no Member reserved the item for debate. Therefore, in accordance with Part 7.3(e) of the constitution, the following matter was considered without debate:

82. SE/14/02526/FUL - 16 Egerton Avenue, Hextable BR8 7LQ

The proposal was for the demolition of existing garage to facilitate erection of a 2 storey end of terrace 2 bedroom dwelling with ancillary parking.

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The application was referred to Committee at the request of Cllr. Mrs. Ayres so that the impact of the proposed development on the street scene and amenity could be considered.

Resolved: That planning 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: 3842-PD-12 and 3842-PD-12

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

- 3) The development hereby approved shall achieve a minimum of Code for Sustainable Homes Level 3. Evidence shall be provided to the Local Planning Authority:

- i) Prior to the commencement of development, of how it is intended the development will achieve a minimum of Code for Sustainable Homes Level 3 or alternative as agreed in writing by the Local Planning Authority; and
- ii) Prior to the first occupation of the development, that the development has achieved a minimum of Code for Sustainable Homes Level 3 or alternative as agreed in writing by the Local Planning Authority.

In the interests of environmental sustainability and reducing the risk of climate change in accordance with policy SP2 of the Core Strategy (2011).

- 4) A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:
 - a) soft plantings, including trees, grass and turf areas, shrub and herbaceous areas; their location, species (use of native species where possible) and size;
 - b) enclosures: including types, dimensions and treatments of walls, fences, pedestrian and vehicular gates, screen walls, barriers, rails, retaining walls and location, species and size of hedges;
 - c) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, steps and if applicable synthetic surfaces; and
 - d) any other landscaping feature(s) forming part of the scheme.All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall

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be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. To preserve and enhance the visual appearance of the area as supported by policy EN1

- 5) 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 dwelling 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 enhances the character and appearance of the adjacent conservation area as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 6) No extension or external alterations shall be carried out to the dwelling hereby approved, despite the provisions of any Development Order.

To safeguard the visual amenity of the area and the amenities of the occupiers of surrounding properties; as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 7) No development shall take place until details of the two parking spaces materials and surfacing have been submitted and approved in writing to the Local Planning Authority. The parking spaces shall be formed in accordance with the approved details and made available for use before the first occupation of the dwelling hereby approved.

In the interest of Highways Safety

Informatives

- 1) Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters' pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 2) It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any 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 such legislation and common law. It is therefore important for

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the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

- 3) New footway vehicular crossing to KCC specification to be agreed and constructed prior to parking area in front of existing property off Egerton Avenue is brought into use. The applicant will need to apply to KCC for permission to construct this crossover. In the interest of highways safety.

Reserved Planning Applications

The Committee considered the following planning applications:

83. SE/14/02527/OUT - Former Unigate Dairies Ltd And Devonias, Main Road, Edenbridge TN8 6HZ

The proposal was for the erection of 5 x 4 Bedroom Terraced Houses and 2 x 3 Bedroom semi detached houses with associated access and parking on former Dairy Crest Milk depot and Devonias, residential dwelling site with some matters reserved.

The application was referred to the Committee by Cllr. Mrs. Davison on the grounds of design and dangerous access and by Cllr. Scholey on the grounds of inadequate parking, conflict between the site access and cars parked on Hillcrest Road, and the undesirable and unneighbourly impact on the position of the site access.

Members' attention was brought to the main agenda papers and the late observation sheet which proposed an additional condition.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	James Cladwell
Parish Representative:	-
Local Member:	Cllr. Scholey

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

It was noted that there was minimal lighting impact on the bungalow. Some Members expressed concern at there being unallocated parking and it was discussed whether additional conditions could be included to control this so that each property would have two spaces allocated. Members also discussed the access to the site and whether there would be a significant increase in vehicle users, and whether additional conditions could be added to ensure the proposed layout was adhered to.

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) Details relating to the scale and appearance of the proposed building(s) and the landscaping of the site (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

- 2) The development to which this permission relates must be begun before:
- The expiration of three years from the date of this permission; or
- The expiration of two years from the final approval of the reserved matters
whichever is the later.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

- 3) Application for approval of the reserved matters shall be made to the District Planning Authority before the expiration of three years from the date of this permission.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

- 4) The reserved matters shall incorporate an eaves height and ridge height for the proposed dwellings to be no higher than shown on the indicative elevation drawings submitted with this application (numbered 914:1010/PL105 and 914:1010/PL/204).

To protect the character and appearance of the locality, and the amenities of neighbouring properties, as supported by Policies EN1 of the Sevenoaks District Local Plan, SP1 of the Sevenoaks Core Strategy, and EN1 and EN2 of the emerging Sevenoaks Allocations and Development Management Plan.

- 5) 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 development hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To protect the character and appearance of the locality, as supported by Policies EN1 of the Sevenoaks District Local Plan, SP1 of the Sevenoaks Core Strategy, and EN1 of the emerging Sevenoaks Allocations and Development Management Plan

- 6) Despite the provisions of any development order, no extension shall be carried out to any dwelling hereby permitted.

To protect the amenities of existing neighbouring properties and future occupants of the development, in accordance with Policy EN1 of the Sevenoaks District Local Plan and Policy EN2 of the emerging Sevenoaks Allocations and Development Management Plan.

- 7) Prior to the commencement of the development, a scheme of sound insulation and noise reduction for the development shall be submitted and approved in

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writing by the Local Planning Authority. The scheme shall be designed to conform to Table 4: Indoor Ambient Noise Levels For Dwellings, identified by BS 8233: 2014 - Guidance on sound insulation and noise reduction for Buildings, so that L_{Amax, F} during the period 2300 to 0700 shall not exceed 45dBA for each unit. If mechanical acoustic ventilation needs to be provided, self-noise must not cause the internal noise levels to exceed the BS 8233 criteria. The development shall be carried out in accordance with the approved details prior to the occupation of the dwellings and shall be retained thereafter.

In order to protect occupants of the proposed dwellings from undue noise disturbance, in accordance with Policies EN1 of the Sevenoaks District Local Plan and EN2 of the emerging Sevenoaks Allocations and Development Management Plan.

- 8) Prior to the commencement of development, full details of the position and extent of acoustic fencing required shall be submitted to and approved in writing by the Local Planning Authority. The acoustic fencing shall be designed to meet a nominal density of 20Kg/m². The development shall be carried out in accordance with the approved details.

In order to protect occupants of the proposed dwellings from undue noise disturbance, in accordance with Policies EN1 of the Sevenoaks District Local Plan and EN2 of the emerging Sevenoaks Allocations and Development Management Plan.

- 9) No development shall commence until a contaminated land assessment in accordance with BS 10175:2011+A1:2013 "Investigation of potentially contaminated sites", has been submitted to and approved in writing by the Local Planning Authority. The details shall include a desk study detailing the history of the site uses, and proposals for a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the local planning authority prior to investigations commencing on site (ref1). A remedial strategy, together with a timetable of works, shall then be submitted to the local planning authority for approval. These must be in accordance with the CLEA guidelines and methodology and shall include:

- 1) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, to be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology (ref 2).

- 2) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the local planning authority. Prior to any remediation commencing on site, approval shall be obtained from the local planning authority of any such remedial works required. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

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- 3) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance (ref 3). If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority.
- 4) Upon completion of the works, this condition shall not be fully discharged until a closure report has been submitted to and approved by the local planning authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. This shall include photographic evidence. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report, together with the necessary documentation detailing what waste materials have been removed from the site and evidence of the final point of disposal of any contaminated material, i.e. waste transfer notes. Further information on compliance with this condition can be obtained from environmental health services. Ref 1: contaminated land research report no. 2, 3 & 4 (doe) Ref 2 : contaminated land research report no. 1 (doe) Ref 3 : ciria vols 1-12 contaminated land series and ciria "building on derelict land"

To ensure the site is fit for residential use, in accordance with the National Planning Policy Framework.

- 10) No infill material shall be imported onto the site, unless from a certified source to ensure that it is not contaminated in terms of its intended end use. No importation of material shall take place until the relevant certification documents have been submitted to and approved in writing by the local planning authority. Such material shall only consist of naturally occurring rocks, sub-soils and soils (including those containing <20% organic matter) and recycled construction and/or demolition materials (but excluding those containing bricks and concrete >70mm, metal, plasterboard, asbestos cement or other contaminated materials). No sludges or slurries may be used. Analytical evidence shall be provided to verify that imported soils are suitable for the proposed end use. This will require characterisation of the source and target sites in accordance with BS ISO 15176:2002 and subsequent relevant soil analyses. The sampling protocols and soil guideline values to be used for assessment of suitability will be dependent on the source of the soil and the proposed use of the target site and this shall be agreed with the Local Planning Authority prior to any importation of material on the site. As a minimum, for large volumes of homogenous natural soils for use in non-sensitive areas, such as commercial end uses, sampling frequency shall be at least one per thousand cubic metres (1:1000m³). Soils for use in sensitive areas, such as domestic gardens, and where imported soils are less homogenous, the sampling frequency shall be greater (i.e. up to one per hundred and fifty cubic metres (1:150m³

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(2002) 'potential contaminants for the assessment of land' (Defra and the Environment Agency) Ref 2. BS ISO 15176:2002 'soil quality - characterisation of excavated soil and other materials intended for re-use.'

To ensure the site is fit for residential use, in accordance with the National Planning Policy Framework.

- 11) Before the use or occupation of the development hereby permitted, the car parking and turning areas shown on the approved site layout plan (drawing 914:1010/PL201 Revision A) shall be provided and shall be kept available for the parking of cars at all times. Each dwelling shall be allocated two parking spaces.

In the interest of highway safety as supported by Policy EN1 of the Sevenoaks District Local Plan and T2 of the Sevenoaks Allocations and Development Management Plan.

- 12) No dwelling shall be occupied until the existing dropped kerb access points onto Main Road have been removed and made good.

In the interest of highway safety as supported by Policy EN1 of the Sevenoaks District Local Plan and T2 of the Sevenoaks Allocations and Development Management Plan.

- 13) No development shall commence until a construction management plan specifying access and parking provision during construction and wheel washing facilities has been submitted to and approved in writing by the local planning authority. No heavy goods vehicles shall reverse into or out of the site unless under the supervision of a banksman. The development shall be undertaken in accordance with the approved details.

In the interest of highway safety as supported by Policy EN1 of the Sevenoaks District Local Plan and T2 of the Sevenoaks Allocations and Development Management Plan.

- 14) The landscaping details required under the reserved matters shall incorporate 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. The development shall be carried out in accordance with the approved details. 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 Policy EN1 of the Sevenoaks District Local Plan, Policy SP1 of the Sevenoaks Core Strategy, and Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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- 15) Before development commences, details of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority, and no building hereby permitted shall be occupied until such drainage works have been implemented in accordance with the approved details. Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment shall be provided as part of the drainage scheme to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall 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 development shall be carried out in accordance with the approved details.

To ensure the provision of an appropriate surface water drainage system, in accordance with Policy SP2 of the Sevenoaks Core Strategy.

- 16) The development shall achieve a Code for Sustainable homes minimum rating of level 3. 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 3 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 3 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.

- 17) Units 6 and 7 shall not be occupied until the bin collection point as shown on the approved plans has been provided for use. The area shall thereafter be retained for such purposes.

To provide suitable facilities for occupants of the development, in accordance with Policies EN1 of the Sevenoaks District Local Plan and EN2 of the Sevenoaks Allocations and Development Management Plan.

- 18) No development shall be carried out on the land until the applicant, or their agents or successor in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable, which has been submitted to and approved in writing by the Council.

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To investigate and record archaeological features as supported by Policy EN25A of the Sevenoaks District Local Plan.

- 19) Before development commences, a scheme to reduce the height of the existing retaining walls on the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out before first occupation of any of the dwellings.

To ensure a satisfactory appearance to the development, in accordance with Policy EN1 of the Sevenoaks District Local Plan, SP1 of the Sevenoaks Core Strategy, and Policy EN1 of the emerging Sevenoaks Allocations and Development Management Plan.

- 20) The layout of the development shall be as shown on the Ground floor and site layout revised (indicative) drawing numbered 914:1010/PL201 Revision A.

To accord with the terms of the application and to ensure a satisfactory appearance to the development, in accordance with Policy EN1 of the Sevenoaks District Local Plan, SP1 of the Sevenoaks Core Strategy, and Policy EN1 of the emerging Sevenoaks Allocations and Development Management Plan

84. SE/14/02630/FUL - 1 & 2 Cross Cottages, Valley Road, Fawkham DA3 8LX

The application was for the demolition of existing dwellings and outbuildings, erection of two replacement dwellings, change of use of part of site to be incorporated as residential curtilage and creation of vehicular access onto Valley Road.

The application had been referred to Committee at the request of Cllr. Parkin on the unusual history of the site and the need to redevelop it.

Members' attention was brought to the main agenda papers and the late observation sheet which did not propose any amendments or changes to the recommendation before the Committee.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Martin Hunt
Parish Representative:	Lawrence Moss
Local Member:	-

Members asked questions of clarification from the Speakers and Officers.

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

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Members discussed whether the proposal would amount to encroachment on the Green Belt and whether the very special circumstances of the site were sufficient for development. The Planning Manager advised Members that the only brownfield land on the application site was the existing house and curtilage where plot 1 was proposed to be sited but the site of plot 2 was a greenfield site. Some Members thought that the proposal was an improvement and enhanced the site and that it was a necessary development.

The motion to refuse planning permission was put to the vote and it was lost

It was moved and duly seconded that planning permission be granted on the grounds that the history of a murder and suicides in the existing building, together with the potential of permitted development extensions and the improvement to openness due to the removal of existing structures constituted very special circumstances sufficient to outweigh the presumption against inappropriate development in the Green Belt. Conditions should include that permitted development rights on the site were removed and the submission of ecological details.

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: P.11.2318, P.12.2318, P.13.2318, P.14.2318, P.15.2318, P.16.2318, P.17.2318, P.18.2318, Design and Access Statement.

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

- 3) Details of any external lighting shall be submitted to and approved in writing by the Council before the first occupation of the development. Despite any development order, outside lighting shall only be provided in accordance with the approved details.

To mitigate the impact of development on nature conservation and to preserve the visual appearance of the area as supported by policies EN1 and EN17B; of the Sevenoaks District Local Plan.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or

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re-enacting those Orders) no development falling within Classes A, B, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out.

To prevent inappropriate development in the Green Belt and to safeguard the openness and visual amenity of the area; as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 5) The development hereby approved shall achieve a minimum of Code for Sustainable Homes Level 3. Evidence shall be provided to the Local Planning Authority:
 - i) Prior to the commencement of development, of how it is intended the development will achieve a minimum of Code for Sustainable Homes Level 3 or alternative as agreed in writing by the Local Planning Authority; and
 - ii) Prior to the first occupation of the development, that the development has achieved a minimum of Code for Sustainable Homes Level 3 or alternative as agreed in writing by the Local Planning Authority.

In the interests of environmental sustainability and reducing the risk of climate change in accordance with policy SP2 of the Core Strategy (2011).

- 6) A hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:
 - a) soft plantings, including trees, grass and turf areas, shrub and herbaceous areas; their location, species (use of native species where possible) and size;
 - b) enclosures: including types, dimensions and treatments of walls, fences, pedestrian and vehicular gates, screen walls, barriers, rails, retaining walls and location, species and size of hedges;
 - c) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, steps and if applicable synthetic surfaces; and
 - d) any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved or in accordance with a programme agreed with the Local Planning Authority. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

To preserve and enhance the visual appearance of the area as supported by policies EN1 and EN17B of the Sevenoaks District Local Plan.

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- 7) 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 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 enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 8) No development shall take place, including any site clearance works, until details of wheel-washing facilities have been submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and shall be retained and utilised throughout the construction of the development.

In the interest of highway safety.

- 9) Prior to the commencement of development, a map of the site showing where suitable reptile habitat is located, and if necessary a reptile survey, and full details of appropriate measures to mitigate and enhance the biodiversity and nature conservation value of the site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full accordance with the details so approved prior to the first occupation of the development.

In order to protect nature conservation and enhance the biodiversity value of the site in accordance with policy SP11 of the Core Strategy (2011), policies EN1 and EN17B of the Sevenoaks District Local Plan and the National Planning Policy Framework.

- 10) Prior to the commencement of development, appropriate bat emergence surveys shall be carried out and full details of an appropriate bat mitigation strategy and measures to mitigate and enhance the biodiversity and nature conservation value of the site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full accordance with the details so approved prior to the first occupation of the development.

In order to protect nature conservation and enhance the biodiversity value of the site in accordance with policy SP11 of the Core Strategy (2011), policies EN1 and EN17B of the Sevenoaks District Local Plan and the National Planning Policy Framework.

- 11) Prior to the commencement of development all existing structures and buildings on the site identified on drawing P.10.2318 shall be demolished and all demolished items removed from the site..

In recognition of the very special circumstances of the case and to mitigate harm to the openness of the Green Belt.

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- 12) The vehicle crossover and sightlines to Plot 2 shall be provided in strict accordance with the details shown on the hereby approved Diagram No.4 (Sheet 1 of 2) prior to the first occupation of the development and retained and maintained as such thereafter.

In the interests of road safety and convenient access.

85. SE/14/03165/FUL - Rosebay, 44 Cherry Tree Grove, Knatts Valley TN15 6YG

The application was for was installation of 16 free standing solar panels and A Frames.

The application was referred to by committee by Cllrs. Bosley and Mrs. Bosley to consider the acceptability of the proposal in the Green Belt.

The Committee was addressed by the following speakers:

Members' attention was brought to the main agenda papers and the late observation sheet which did not propose any amendments or changes to the recommendation before the Committee.

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

Members asked questions of Clarification from the Speaker and Officers.

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

Members discussed whether the proposal would amount to inappropriate development in the Green Belt and whether there were sufficient very special circumstances.

Members discussed whether the location of the solar panels outside the curtilage of the dwelling was justified

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

It was moved and duly seconded that planning permission be refused as the proposal would constitute inappropriate development within the Green Belt and there were insufficient very special circumstances to outweigh the presumption against development.

The motion was put to the vote and it was

Resolved: That planning permission be refused for the following reason

The proposal constitutes inappropriate development in the Green Belt for which there are no 'very special circumstances' to clearly outweigh the harm in principle and the harm caused to the openness of the Green Belt. The development is

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therefore not in accordance with paragraphs 79, 89 and 91 of the National Planning Policy Framework.

86. SE/14/02966/HOUSE - The Oast House, Shoreham Road, Otford TN14 5RL

The proposal was for the erection of a two storey side and rear extension. The application had been referred to committee by Cllr. Lowe who considered the proposal incorporated an acceptable design with limited additional bulk and materials which were in keeping with the existing property.

Members' attention was brought to the main agenda papers.

The committee was addressed by the following Speakers:

Against the Application:	-
For the Application:	Carmen Austin
Parish Representative:	Martin Whitehead
Local Member:	Cllr. Ms. Lowe

Members asked questions of clarification from the Speakers and Officers.

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

Members considered whether the proposed development would have a detrimental impact upon the street scene and acknowledged the other property designs in the surrounding areas. Members noted the comments made by Otford Parish Council who were in support of the application.

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

It was moved and duly seconded that planning permission be granted as the extension was in keeping with the existing property and would not be harmful to the street scene. It was also in keeping with the Otford Village design statement.

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 materials to be used in the construction of the development shall be those indicated on the approved plan 103, 105, 201, 202,.

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

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 101, 102, 103, 105, 201, 202,

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

THE MEETING WAS CONCLUDED AT 9.31 PM

CHAIRMAN