

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 19 May 2016 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Clark, Cooke, Edwards-Winsor, Gaywood, Hogg, Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves, Miss. Stack and Reay

Apologies for absence were received from Cllrs. Bosley and Brown

Cllrs. Dr. Canet, McGregor, Piper and Searles were also present.

1. Minutes

Cllr. Layland queried that L06 Policy had been omitted as a reason for refusal under Minute 99 - SE/15/00376/FUL Westerham House, Fircroft Way, Edenbridge TN8 6EL. The Development Manager advised that whilst included in debate he recollected from listening to the audio of the meeting that this had not been put forward in the motion agreed by the Committee.

Resolved: That the minutes of the Development Control Committee held on 26 April 2016 be approved and signed by the Chairman as a correct record.

2. Declarations of Interest or Predetermination

Councillors Ball, Barnes and Hogg declared for Minute 4 - SE/16/00253/FUL United House, Goldsel Road, Swanley BR8 8EX that, in their capacity as members of Swanley Town Council, they had received information and a presentation from Swantex Paper Mill but remained open minded.

Cllr Clark declared for Minute 5 - SE/16/00234/HOUSE 38 Ridge Way, Edenbridge TN8 6AR, that he was longstanding friends with one of the objectors and that he would not take part in the debate or voting thereon and would leave the Chamber during consideration of this item.

Cllr. Layland declared for Minute 5 - SE/16/00234/HOUSE 38 Ridge Way, Edenbridge TN8 6AR, that he was Ward Councillor and a member of Edenbridge Town Council but remained open minded.

3. Declarations of Lobbying

Councillors Ball, Barnes, Hogg, Layland and Miss. Stack declared that they had been lobbied in respect of Minute 5 - SE/16/00234/HOUSE 38 Ridge Way, Edenbridge TN8 6AR.

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Reserved Planning Applications

The Committee considered the following planning applications:

4. SE/16/00253/FUL - United House, Goldsel Road, Swanley BR8 8EX

The proposal was for demolition of existing industrial and office buildings and redevelopment of site for 185 dwellings with associated parking and public open space.

It had been referred to Committee by Councillor Searles to consider the impact of the development on the operation of Swantex Paper Mill, the density of the development and its impact on highways and local infrastructure.

Members' attention was brought to the main agenda papers and the late observations sheets which proposed amendments to the conditions.

Against the Application:	-
For the Application:	Rick DeBlaby
Parish Representative and Local Member:	Cllr. Searles

Members asked questions of clarification from the speakers and officers, concerning density, single aspect buildings, noise and security. Cllr. Searles confirmed that he had not been involved in any of the negotiations as local member.

It was moved by the Chairman and duly seconded that the recommendations in the agenda as amended by the late observations sheets, be agreed.

Members discussed the measures within the application which sought to address the previous concerns and reasons for refusal of a similar application. Members debated suitability of density and single aspect dwellings.

The motion was put to the vote and it was

Resolved: That

- a) planning permission be granted subject to
 - i) the conditions set out below, subject to officers being authorised to make any appropriate amendments arising following negotiations and/or in the light of legal advice -
 - ii) in the event a satisfactory legal agreement made under section 106 of the Town and Country Planning Act 1990 (as amended) and any other appropriate legislation being completed no later than 27 May 2016 (or if officers are satisfied that the applicant has agreed in writing to the

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extension of the statutory period for determination, officers are authorised to agree to the extension of the time for completion of the legal agreement and the issue of the decision notice) ;and

iii) the S.106 legal agreement including the following requirements

- 16% affordable housing provision; and
- Provision, protection and maintenance of public open space.

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: 101-P, 102-A, 120-B, 121-B, 122-B, 133-F, 134-E, 135-D, 136-E, 140-B, 141-B, 142-B, 143-B, 144-B, 145-B, 146-B, 147-B, 148-B, 149-B, 150-B, 151-B, 152-B, 153-B, 154-B, 155-B, 156-B, 157-C, 158-B, 159-B, 160-B, 161-B, 162-B, 163-B, 164-B, 165-B, 166-B, 167-B, 168-B, 5630/100/D; 104; 105/A; 107; 111/E, LON.0005_06C; 07B; 08B; 09B; 11B; 12B; 16B; 17A; 18C; 19D; 20B; 21B; 22B; 24A; 25, Noise modelling and façade acoustic design strategy (Report Number 4930.6/B dated 25 February 2016 by Apex Acoustics Limited), Acoustic non-technical summary (Report Number 4930.5 dated 29 January 2016 by Apex Acoustics Limited), Archaeological Desk-Based Assessment (dated 18/01/2016), Flood Risk Assessment (ref. 5630/2.3F, dated January 2015), Landscape and Visual Appraisal (Ref. LON.0005_REV B), Arboricultural Report Impact Assessment and Draft Tree Protection Plan (dated 12 January 2015), Preliminary Ecological Assessment (dated January 2016), GCN and Reptile Survey (dated January 2016), Planning Statement (dated 29 January 2016), Sustainability and Energy Statement (dated Jan 2016), Sustainable Waste Management Plan (dated January 2016), Transport Assessment (Ref. 5630/2.3, dated January 2016), Design and Access Statement (dated January 2016).

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 buildings hereby permitted have been submitted to and approved in writing by the Council. No development shall take place other than in accordance with the approved details.

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To ensure that the appearance of the development is in harmony with the existing character of the surroundings as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 4) No development shall take place until the applicant, or their agents or successors 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 Local Planning Authority. No development shall take place other than in accordance with the approved details.

To ensure that features of archaeological interest are properly examined and recorded as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 5) No development shall be carried out on the land until a scheme of measures to minimise the risk of crime according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) have been submitted to and approved in writing by the Local Planning Authority. The measures so approved shall be implemented prior to the first occupation of any of the residential units and retained thereafter.

To ensure the creation of a safe and secure environment in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 6) No development shall be carried out on the land until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event (up to and including the climate change adjusted 100yr critical storm). No development shall take place other than in accordance with the approved details.

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage

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provisions in accordance with the National Planning Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 7) No development shall be carried out on the land until it has been appropriately demonstrated that the existing on-site surface water flow-routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including the climate change adjusted critical 100yr storm.

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions in accordance with the National Planning Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 8) No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
 - i) a timetable for its implementation, and
 - ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime. No development shall take place other than in accordance with the approved details.

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions in accordance with the National Planning Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 9) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. No development shall take place other than in accordance with the approved details.

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To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

- 10) No development shall be carried out on the land until a phased contaminated land investigation comprising a Phase 1 (desk top) study, Phase 2 (intrusive) investigation and remediation strategy has been submitted to and agreed in writing by the Local Planning Authority. No development shall take place other than in accordance with the approved remediation strategy.

In the interests of pollution prevention and safety and to comply with the National Planning Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 11) No occupation of any of the residential units shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan and certificates for removed material and imported soils to demonstrate that the site remediation criteria have been met. No development shall take place other than in accordance with the approved details.

In the interests of pollution prevention and safety and to comply with the National Planning Policy Framework.

- 12) No development shall be carried out on the land until a detailed and comprehensive scheme of acoustic protection, to include the position, construction details and density of any noise barrier and details of acoustic ventilation and glazing for all residential units has been submitted to and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the approved details.

To ensure the provision of adequate residential amenities for future occupiers and to safeguard the ongoing operation of the adjacent industrial premises in accordance with paragraph 123 of the National Planning Policy Framework and policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 13) No occupation of any of the residential units shall take place until a verification report demonstrating completion of the approved acoustic

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protection measures and the effectiveness of those measures has been submitted to and approved in writing by the Local Planning Authority.

To ensure the provision of adequate residential amenities for future occupiers and to safeguard the ongoing operation of the adjacent industrial premises in accordance with paragraph 123 of the National Planning Policy Framework and policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

- 15) No development shall be carried out on the land until full details of the access road, including footways, cycleways, lighting and drainage as shown on drawing 5630/100D has been submitted to and approved in writing by the Local Planning Authority. No such works shall be carried out other than in accordance with the approved details prior to first occupation of any residential unit on the application site.

In the interest of highway safety as supported by policy T2 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 16) No development shall be carried out on the land until full details of the internal roads, including footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture has been submitted to and approved in writing by the Local Planning Authority. No such works shall be completed other than in accordance with the approved details prior to first occupation of any residential unit on the application site.

In the interest of highway safety as supported by policy T2 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 17) Prior to the first occupation of any of the hereby approved residential units a final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include the appointment of a Travel Plan co-ordinator, targets for non-car modes of travel and details of the arrangements for promotion of the Travel Plan. The Travel Plan shall be implemented in accordance with the details so approved and monitored at yearly intervals and the results, including an annual report, together with any amendments to the Travel Plan, shall be submitted to the Local Planning Authority.

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To promote and encourage sustainable modes of transport, in accordance with policy SP1 of the Core Strategy and the National Planning Policy Framework.

- 18) The parking spaces, turning areas and means of access shown on the hereby approved plans shall be provided prior to first occupation of any of the residential units hereby approved and be kept available for such use at all times and no development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 or not, shall be carried out on that area of land or to preclude vehicular access thereto.

In the interest of highway safety as supported by policy T2 of the Sevenoaks Allocations and Development Management Plan.

- 19) No development shall be carried out on the land until details for the provision of electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be installed in accordance with the details so approved prior to the first occupation of any of the residential units hereby approved.

In order to mitigate and adapt to climate change in accordance with policies EN1 and T3 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 20) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall stipulate a scheme for:- the parking of vehicles of site operatives and visitors;- loading and unloading of plant and materials;- storage of plant and materials used in constructing the development;- the erection and maintenance of security hoarding;- measures to control the emission of dust and dirt during construction;- a scheme detailing the measures to be employed to minimise construction noise disturbance during term time at High Firs Primary School;- a scheme for recycling/disposing of waste resulting from demolition and construction works.- a scheme to provide a safe route at all times during the construction process for pedestrians along Goldsel Road and along the footpath to Court Crescent and High Firs Primary School;- a programme of implementation. No development shall take place other than in accordance with the approved details throughout the construction period.

In the interests of highways safety and the amenities of the surrounding area during the construction phase in accordance with policies EN1 and

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T1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 21) 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. No development shall take place other than in accordance with the approved details and shall be retained and utilised throughout the construction of the development.

To mitigate the impact during construction relating to highways safety and neighbouring amenities, in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 22) No development shall be carried out on the land until details of secure cycle storage for all residential units has been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided in accordance with the details so approved prior to the first occupation of the relevant residential units.

To promote and encourage sustainable modes of transport, in accordance with policy SP1 of the Core Strategy and the National Planning Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 23) No development shall be carried out on the land until details of refuse and recycling storage for all parts of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling storage shall be provided in accordance with the details so approved prior to the first occupation of the relevant residential units.

To ensure satisfactory provision of refuse and recycling facilities and to safeguard residential amenity in accordance with policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

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- 24) No development shall be carried out on the land until an energy strategy, to include details of how the 'fabric first' approach set out in the hereby approved Sustainability and Energy Statement (dated 07 January 2015), or other approach as may be agreed in writing by the Local Planning Authority, shall secure at least a 10% reduction in the total carbon emissions over the requirements of Part L of the Building Regulations has been submitted to and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the approved details.

To ensure the creation of a sustainable development, in accordance with policy SP2 of the Core Strategy and the National Planning Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 25) The first floor level windows in the side elevations of unit nos. 164 and 158 shall be obscure glazed and fixed shut below 1.7m from finished floor level and shall be retained and maintained as such thereafter.

In order to safeguard the residential amenities of surrounding occupiers in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 26) No extensions or external alterations shall be carried out to any of the dwellings hereby approved, despite the provisions of any Development Order.

In order to safeguard the residential amenities of existing and future occupiers of the development and surrounding properties in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 27) No development shall be carried out on the land until details of the specific locations of the proposed reptile fence has been submitted to and approved in writing by the Local Planning Authority. The reptile mitigation strategy shall be implemented in accordance with the recommendations contained in the hereby approved Reptile Survey (dated January 2016) and no development shall take place other than in accordance with the approved details.

In order to enhance the protect and enhance the biodiversity value of the site in accordance with policy SP11 of the Core Strategy, policies EN1 and G11 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development

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permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 28) No development shall be carried out on the land until details of reptile enhancement works and a management plan for the proposed pond and surrounding open space has been submitted to and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the management plan and approved details.

In order to enhance the biodiversity value of the site in accordance with policy SP11 of the Core Strategy, policies EN1 and GI1 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 29) No development shall be carried out on the land until full details of appropriate measures to enhance the biodiversity and nature conservation value of the site, including for breeding birds and bats shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the approved details prior to the first occupation of the development.

In order to enhance the biodiversity value of the site in accordance with policy SP11 of the Core Strategy, policies EN1 and GI1 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 30) No development shall be carried out on the land until details of proposed external lighting, including street lighting, lighting to be attached to the buildings and any external lighting proposed elsewhere within the site, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include siting, angles, levels of illumination, timing and any shields. No development shall take place other than in accordance with the approved details.

To safeguard neighbour residential amenity and the visual amenity and biodiversity value of the area in accordance with policies EN1, EN2, EN6 and GI1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

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- 31) No development shall be carried out on the land until a landscaping scheme consistent with the hereby approved Landscape Strategy shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the following details:
- a) trees and shrubs to be retained (including details of appropriate tree protection measures for the existing trees and shrubs shown to be retained);
 - b) soft plantings, including trees, grass and turf areas, shrub and herbaceous areas; their location, species (use of native species where possible), density and size;
 - c) 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;
 - d) hard landscaping: including ground surfaces (including the Public Right of Way through the site), kerbs, edges, ridge and flexible pavings, unit paving, steps and if applicable synthetic surfaces; and
 - e) 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 fifteen 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. No development shall take place other than in accordance with the approved details and shall be maintained as such thereafter.

To enhance the visual appearance and green infrastructure of the area as supported by policies EN1 and GI1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 32) No works of excavation shall take place until full details of the foundation design and no dig construction method for the hereby approved footpath/cycleway on the southern side of the access road has been submitted to and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the approved details.

To secure the retention and long term health of existing trees as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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- 33) No development shall be carried out on the land until impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. No development shall take place other than in accordance with the approved details.

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 34) No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the approved details.

The proposed works will be in close proximity to underground water utility infrastructure and piling has the potential to impact on local underground water utility infrastructure.

- 35) No development shall be carried out on the land until details of a landscaping scheme for the proposed buffer planting strip to the rear of plots 150-158 has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the following details:
- a) trees and shrubs to be retained (including details of appropriate tree protection measures for the existing trees and shrubs shown to be retained);
 - b) soft plantings, including trees, grass and turf areas, shrub and herbaceous areas; their location, species (use of native species where possible), density and size;
 - c) 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; 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 fifteen

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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. No development shall take place other than in accordance with the approved details and shall be maintained as such thereafter.

To safeguard the residential amenities of neighbouring residents and to enhance the visual appearance and green infrastructure of the area as supported by policies EN1, EN2 and G11 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 36) No development shall take place until details of the hereby approved layby on Goldsel Road have been submitted to and approved in writing by the Local Planning Authority. These details shall include a timetable for implementation that is prior to the commencement of works on site. No development shall take place otherwise than in accordance with the approved details.

To safeguard the parking provision for these properties during and after the construction process and to protect the residential amenities of neighbouring residents as supported by policies EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 37) No development shall take place until details of a scheme to provide utilities connections to the dwellings hereby permitted to facilitate access to infrastructure that meets modern communication and technology needs, including broadband and where feasible Superfast Fibre Optic Broadband, high speed internet cabling and digital TV cabling has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of any of the residential units hereby permitted.

To secure the installation of infrastructure that meets modern communication and technology needs and to avoid the need for retrofitting in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

Informatives

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- 1) The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.
- 2) Please be aware that this development is also the subject of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990.
 - b) if the S106 legal agreement is not signed in accordance with Minute 4 a) above, then planning permission be refused on the following grounds
 - 1) The proposal fails to make provision for affordable housing and it is therefore contrary to policy SP3 of the Sevenoaks Core Strategy and the Sevenoaks Affordable Housing Supplementary Planning Document and the National Planning Policy Framework.
 - 2) The proposal fails to make provision for open space and the management of it contrary to policies SP9 and SP10 of the Sevenoaks Core Strategy, and Policies H2 and GI1 of the Sevenoaks Allocations and Development Management Plan.

5. SE/16/00234/HOUSE - 38 Ridge Way, Edenbridge TN8 6AR

The proposal sought erection of a single storey rear extension, pergola structure and covered decking area.

It had been referred to Committee by Councillors Scholey and McGregor because the proposal would be contrary to point 5.9 of the Residential Extensions SPD in that it would not maintain an acceptable outlook for neighbouring residents.

Members' attention was brought to the main agenda papers.

Against the Application:	Edward Cookson
For the Application:	-
Parish Representative:	-
Local Member:	Cllr McGregor

Members asked questions of clarification from the speakers and officers in relation to permitted development rights.

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

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Members noted the neighbour's concerns and discussed the application in comparison with what could be possible if permittee development rights were exercised.

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 submitted application form.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: SD2324-GA-B

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

(Having declared an interest, Cllr Clark was not present during consideration of this item)

THE MEETING WAS CONCLUDED AT 8.27 PM

CHAIRMAN