

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 5 July 2018 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Brown, Coleman, Edwards-Winsor, Horwood, Mrs. Hunter, Layland, Parkin, Reay, Thornton and Raikes

Apologies for absence were received from Cllrs. Barnes, Bosley, Clark, Gaywood and Purves

Cllrs. Piper, Halford* and McArthur* were also present.
(*Members of the Committee sitting as observers as not yet received training as required by the Constitution).

7. Minutes

Resolved: That the minutes of the Development Control Committee meeting held on 24 May 2018 be approved and signed by the Chairman as a correct record.

8. Declarations of Interest or Predetermination

There were none.

9. Declarations of Lobbying

Councillors Thornton and Williamson declared that they had been lobbied in respect of Minute 4.1 18/01050/FUL - 41 Park Hill Road, Otford TN14 5QH.

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 matters were considered without debate:

10. 18/00596/FUL - Faulkners Hill Farm, Yorks Hill, Ide Hill TN14 6LG

The proposal sought planning permission for a new barn and silage clamp together with enlargement of existing brown water lagoon and new harvested clean water attenuation lagoon.

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The application had been referred to Committee as the applicant was a relative of a member of staff.

Members attention was brought to the agenda papers.

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 application form.

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

- 3) No lighting shall be installed to serve the approved development until a 'lighting design strategy for biodiversity' has been submitted to and approved in writing by the local planning authority. The lighting strategy shall:
 - a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;
 - b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and maintained thereafter in accordance with the strategy.

To ensure the development is not detrimental to protected species in accordance with Policy SP11 of the Core Strategy and the NPPF.

- 4) Prior to the commencement of any development hereby approved, details of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include, but not be limited to:
 - a) Bat roosting features within the buildings on the site;
 - b) Bat boxes with adjacent vegetation;
 - c) Bird boxes on the buildings/adjacent vegetation;
 - d) Soft landscaping to promote native species;
 - e) Water plants within the new clean water lagoon.

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The proposed enhancements shall be installed prior to the first occupation or use of the development hereby approved or to a timetable submitted to and approved in writing by the Local Planning Authority and maintained as such thereafter.

To ensure there is no net loss of biodiversity on the site and to provide enhancements in accordance with Policy SP11 of the Core Strategy and the NPPF.

- 5) Prior to the commencement of development, a precautionary mitigation statement for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include the following:

- a) immediate maintenance of low vegetation cover (max 10cm) on site where the silage clamp will be built from the start and until the end of development works to prevent the works area becoming suitable for reptiles;
- b) no construction materials or vehicles stored directly adjacent to the vegetated or grass areas;
- c) any holes covered overnight to prevent any animals falling in;
- d) any lights to be directed away from the southern vegetated boundary, and;
- e) the southern vegetated boundary to be protected during construction works. The development shall be carried out only in accordance with approved precautionary mitigation statement.

To protect biodiversity and to comply with policy SP11 of the Core Strategy and the NPPF.

- 6) The development hereby permitted shall be carried out in accordance with the following approved plans: 03, 04, 05RevA date stamped 20 February 2018, 06RevB date stamped 26 February 2018 and 02RevE date stamped 23 April 2018.

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

Informative

- 1) A public right of way may be affected by this proposal and planning permission does not authorise its stopping up or diversion (even temporarily). There is a separate and sometimes lengthy procedure to deal with this and you should contact Kent County Council for further information. It is an offence to obstruct a public right of way. It would be advisable to ensure any Diversion Order is approved by the relevant

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authority and that any new route is provided before any development under this planning application is commenced.

11. 18/01519/LBCALT - 2 Wolfe Cottages, Vicarage Hill, Westerham TN16 1TJ

The proposal sought planning permission for the provision of a replacement wet room.

The application had been referred to Committee as the agent was a member of staff.

Members' attention was brought to the main agenda papers.

The motion was put to the vote and it was

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

- 1) The works to which this consent relates shall begin before the expiration of three years from the date of this consent.

In pursuance of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 18/00122/AFG date stamped 11/05/2018.

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

Informative

- 1) The applicant is reminded that separate consent may be required for any external changes, or changes to the building beyond those shown on the approved drawings, associated with the new wet room, for example changes to drainage pipes.

Reserved Planning Applications

The Committee considered the following planning applications:

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12. 18/01050/FUL - 41 Park Hill Road, Otford TN14 5QH

The proposal sought planning permission to split the residential plot and construction of a new 3 bed chalet bungalow style dwelling with new drop kerb/access from Dynes Road and suspension of current parking bays. The application had been referred to Development Control Committee by Councillors Reay and Stack to consider the loss of amenity to the local shops as result of the loss of parking spaces with regard to policy EN1 and T2 of the Sevenoaks District Council Allocation Development Management Plan.

Members attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: -
Parish Representatives: Parish Cllr Tony Andrews
Local Member: The Vice Chairman read a statement from Cllr Stack

Members asked questions of clarification from Officers. Officers advised that the applicants would be entitled to install an access across the layby under Permitted Development Rights, potentially losing a parking space within the layby.

It was moved by the Chairman and duly seconded that the recommendations within the report be agreed.

Members discussed the application, sympathising with the local parking issues and acknowledging the use of the layby by customers of local businesses. Discussion took place around other developments and accesses permitted adjacent to the sit, the presence of off-street parking for some of those developments and ownership and parking potential of the roadside grass verges. Members also noted that the construction of a dropped kerb in the location proposed on the application did not require planning permission. It was noted that there had been no objections from Kent Highways.

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) No development shall be carried out on the land until details of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted, and details of the materials to be used in the rear paving area, have been submitted to and approved in writing by the

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local planning authority. The development shall be carried out using the approved materials.

- 3) To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.
- 4) Prior to commencement of development a scheme to show the provision of an electric vehicle charging point, including the proposed location, type and specifications shall be submitted to and approved by the Local Planning Authority. The charging point shall be installed in accordance with the approved details prior to first occupation of the development.

To ensure the sustainability of the site in accordance with policy T3 of the Allocations and Development Management Plan.

- 5) No development shall be carried out on the land until details of how the development will enhance biodiversity have been submitted to and approved in writing by the Local Planning Authority. The approved details will be implemented.

To enhance the biodiversity of the site in accordance with policy SP11 of the Sevenoaks District Council Core Strategy. 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) The landscaping shall be carried out in accordance with plan 5986-PD-006 A. If any part of the approved landscaping scheme is removed, dies, becomes 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.

To enhance the visual appearance of the area as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) The development hereby permitted shall be carried out in accordance with the following approved plans: 5986-PD-005 A date stamped 6/04/2018, 5986-PD-004 A, 5986-PD-006 A date stamped 12/04/2018.

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

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Informative

- 1) It appears that the proposal involves works that affect the highway and / or its verge. Before commencing such works, you must obtain the separate consent of the Highway Authority. Please contact Kent Highway Services, Network Operations on 01474 544068.

THE MEETING WAS CONCLUDED AT 7.21 PM

CHAIRMAN