

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 27 September 2018 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Bosley, Clark, Coleman, Edwards-Winser, Halford,
Mrs. Hunter, Layland, Parkin, Purves, and Reay

Apologies for absence were received from Cllrs. Barnes, Gaywood,
Horwood, McArthur and Raikes

Cllr. C Barnes was also present.

25. Minutes

Resolved: That the minutes of the Development Control Committee held on the 6 September 2018 be approved and signed as a correct record.

26. Declarations of Interest or Predetermination

Councillor Edwards-Winser declared for Minute 29 - 18/01460/CONVAR 78 Evelyn Road Otford TN14 5PU that he would speak as the Local Member for the item but would not take part in the debate or voting therein.

27. Declarations of Lobbying

There were none.

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:

28. 18/01627/HOUSE - Tanglewood, Scabharbour Road, Hildenborough TN11 8PJ

The proposal sought planning permission for the demolition of an existing rear extension, chimneys, front and rear porches and main roof to be replaced by new gabled roofs, rear extension and front porch. The application was referred to Development Control Committee by Councillor Lake due to the proposal being an inappropriate development in the Green Belt as it would exceed 50% of the original dwelling.

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Members' attention was brought to the main agenda papers, the amended late observations which added an additional condition and an Officer's advice that a condition had been removed as it had been a duplication.

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: 001, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210.

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

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended or any Order amending, revoking and re-enacting that Order) no development falling within Class(es) A, B, C, D or E of Part 1 of Schedule 2 to the said Order shall be carried out without the prior consent in writing of the Local Planning Authority.

To prevent inappropriate development in the Green Belt as supported by policy GB1 of the Sevenoaks Allocations and Development Management Plan.

- 4) 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 porch, rear and side extensions hereby permitted have been submitted to and approved in writing by the local planning authority. 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 and the Sevenoaks Residential Character Area Assessment; as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 5) Prior to the commencement of works, should any part of the granted Lawful Development Certificate 18/00555/LDCPR have been constructed on site, the built form shall be demolished in its entirety and all resultant materials removed from site. Any other buildings/outbuildings erected from the date of this decision shall be demolished and all resultant materials removed from the land prior to the commencement of works.

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To prevent inappropriate development in the Green Belt as supported by policy GB1 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.

Reserved Planning Applications

The Committee considered the following planning applications:

29. 18/01460/CONVAR - 78 Evelyn Road, Otford TN14 5PU

The proposal sought planning permission for variation of Condition 2 (materials for external surfaces should match those of existing building) of 17/03053/HOUSE for the erection of a single storey side and rear extension with rooflights. Raising of the roof, rear and front dormers and hip to gables to form rooms in roof. The application was referred to Development Control Committee by Councillor Edwards-Winser due to concerns that the proposal would not conform to the Otford Village Design Statement.

Members attention was brought to the main agenda papers and late observations sheet.

The Committee was addressed by the following speakers:

Against the Application:	Nick Rushby
For the Application:	Rob Kopel
Parish Representatives:	Martin Whitehead
Local Member:	Cllr Edwards-Winser

Members asked questions of clarification from officers regarding the roof tiles of neighbouring properties.

It was moved by the Chairman and duly seconded that the recommendations within the report as amended by the late observations, be agreed.

Members discussed the application and considered the roof tiles near to the application site including Sidney Gardens and Evelyn Road which were a mix of traditional terracotta and the proposed grey tiles. Members noted that similar tiles had been permitted when a nearby site had been approved at appeal.

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 the time limit imposed on application SE/17/03053/HOUSE

In pursuance of section 91 of the Town and Country Planning Act 1990.

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- 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those confirmed by the agent, via e-mail, on 19.07.2018 and 09.08.2018, comprising: white render walls; Marley Eternit, plain, smooth grey concrete tiles; and grey windows.

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 plan: 2017/144, Rev. A - Proposed Elevations and Floor Plans, received: 04.05.2018.

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

30. 17/02279/FUL - Swanley Centre, London Road, Swanley BR8 7TQ

The Chairman moved and it was

Resolved: That under section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting when considering Agenda item 4.2 below, on the grounds that likely disclosure of exempt information is involved as defined by Schedule 12A: paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information); and paragraph 5 - Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

Members considered the confidential report.

Resolved: That the report be noted.

THE MEETING WAS CONCLUDED AT 7.45 PM

CHAIRMAN