

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 18 October 2018 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllrs. Ball, Barnes, Bosley, Clark, Coleman, Edwards-Winsor, Horwood, Mrs. Hunter, Layland, McArthur, Parkin, Purves, Reay and Raikes

Apologies for absence were received from Cllrs. Gaywood, Halford and Thornton

Cllr. Piper was also present.

31. Minutes

Resolved: That the Minutes of the Development Control Committee held on 27 September 2018 be approved and signed as a correct record.

32. Declarations of Interest or Predetermination

Councillor Raikes declared for Minute 35 - 18/00918/FUL - 43 Wickenden Road, Sevenoaks TN13 3PL that he had previously considered the matter when it was discussed by Sevenoaks Town Council, but that he remained open minded.

33. Declarations of Lobbying

Councillor Purves declared that she had been lobbied in respect of Minute 35 - 18/00918/FUL - 43 Wickenden Road, Sevenoaks, TN13 3PL.

CHANGE IN ORDER OF AGENDA ITEMS

With the Committee's agreement, the Chairman brought the Tree Preservation item forward for consideration.

Tree Preservation Orders

34. Objection to Tree Preservation Order number 8 of 2018 - 9 Chine Farm Place, Main Road, Knockholt

The Assistant Arboricultural Officer advised Members that the Tree Preservation Order had been issued in May 2018 after the Hornbeam tree had been pruned without the owner's consent.

He informed Members that there had been two objections by residents near to the tree, which included claims the plans were inaccurate. The Assistant Arboricultural

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Officer advised Members that government guidelines explained that the plans only needed to be an indication of where a tree was and did not need to be completely accurate.

The motion was put to the vote and it was

Resolved: That TPO 8 of 2018 be confirmed without amendment.

Reserved Planning Applications

The Committee considered the following planning applications:

35. 18/00918/FUL - 43 Wickenden Road, Sevenoaks, Kent TN13 3PL

The proposal sought planning permission for the demolition of existing garage and single storey lean to side extension to facilitate the introduction of two bedroom linked two storey dwelling to north of 43 Wickenden Road with associated parking, bin and cycle storage, private rear garden and associated landscaping. Erection of single storey 3-metre rear extension to serve existing dwelling at No. 43.

The application had been called to the Development Control Committee by Councillor Purves so Members could assess whether the application would negatively affect the street scene and lead to a loss of privacy to the neighbour.

Members' attention was brought to the main agenda papers and the late observations which amended condition 4.

The Committee was addressed by the following speakers:

Against the Application:	Emma Legg
For the Application:	Neal Thompson
Parish Representatives:	Parish Cllr. Edward Waite
Local Member:	-

Members asked questions of clarification from the speakers and officers. Officers confirmed they were not aware of any other side entrances, but many of the houses on Wickenden Road did comprise of extensions, some of which were separate dwellings.

It was moved by the Chairman and duly seconded that the recommendation within the agenda papers as amended by the late observations to grant planning permission be agreed.

Members discussed the application and considered the impact on the street scene and whether it would be out of character, whether the privacy for neighbours would be impacted and noted that the street scene of Wickenden Road had changed over the years.

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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 external surfaces of the development hereby permitted shall match those used on the existing building.

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 first floor windows in the facing north elevation of new dwelling hereby permitted as shown on approved plan no. 540/A1/03 Rev.B shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room and retained thereafter.

To safeguard the privacy of neighbouring residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 4) Details of proposed boundary treatments shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved plan prior to the first occupation of the dwelling hereby permitted.

To safeguard the privacy and amenity of neighbouring residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 5) The off-street parking area as shown on dwg no. 540/A1/03 Rev.B shall be formed of a permeable surface prior to the first occupation of the new dwelling hereby permitted and shall remain thereafter.

To ensure satisfactory development of the land in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 6) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the dwelling hereby approved. This information shall

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include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be carried out in accordance with the approved details and maintained thereafter and no further lighting shall be introduced into the site without the prior approval of the local planning authority.

To mitigate the impact of development on nature conservation and to preserve the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015 as amended, no development shall be carried out within Classes A, B, C, D of Part 1 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior approval of the Local Planning Authority.

To safeguard the privacy and amenities of neighbouring residents as supported by Policies EN1, EN2 of the Sevenoaks Allocations and Development Management Plan.

- 8) Demolition or construction works shall not take place outside 0730 hours to 1800 hours Mondays to Fridays and 0730 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.

To prevent disturbance to nearby residential properties in accordance with Policies EN1, EN2 of the Sevenoaks Allocations and Development Management Plan.

- 9) The development hereby permitted shall be carried out in accordance with the following approved plans: 540/A1/01 Rev.A, 540/A1/03 Rev.B.

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

THE MEETING WAS CONCLUDED AT 7.43 PM

CHAIRMAN