

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 15 August 2019 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Reay (Vice Chairman)

Cllrs. Barnett, Cheeseman, Perry Cole, Coleman, P. Darrington, Hudson, Hunter, Layland, McGarvey, Purves, Raikes, Reay and Roy

Apologies for absence were received from Cllrs. Ball, Firth, Hogarth and Pett

Cllrs. Osborne-Jackson and Thornton were also present.

19. Minutes

Resolved: That the Minutes of the meeting of the Committee held on 25 July 2019, be approved and signed as a correct record.

20. Declarations of Interest or Predetermination

Councillor Raikes declared for Minute 22 - 19/01735/LDCPR, 41 Bradbourne Park Road, Sevenoaks, TN13 3LJ, that he had previously considered the matter when discussed by Sevenoaks Town Council, but he remained open minded.

Councillor Coleman declared for Minute 23 - 19/01534/HOUSE, Vine House, Grove Road, Penshurst, TN11 8DU, that she had brought it to Committee because of the Parish Council views, but remained open minded.

21. Declarations of Lobbying

There were none.

Unreserved Planning Applications

There were no public speakers against the following item 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:

22. 19/01735/LDCPR - 41 Bradbourne Park Road, Sevenoaks, Kent TN13 3LJ

The proposal sought planning permission for a loft conversion with new L-shaped dormer. The application had been referred to Development Control Committee as the applicant was a member of staff.

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

Resolved: That planning permission be granted as the proposals would constitute permitted development as it conforms to Schedule 2, Part 1, Classes B, C and G of the Town and Country General Permitted Development (England) Order 2015 as amended.

Reserved Planning Applications

The Committee considered the following applications:

23. 19/01534/HOUSE - Vine House, Grove Road, Penshurst, Kent TN11 8DU

The proposal sought planning permission for a new entrance canopy and single storey extension to rear with alterations to fenestration. The application had been referred to Development Control Committee by Councillor Coleman. Members' attention was brought to the main agenda papers and late observation which recommended an additional condition to remove permitted development rights for outbuildings.

The Committee was addressed by the following speakers:

Against the Application: -

For the Application: Michael Dade

Parish Representative: Parish Councillor Andrew Campbell

Local Member: -

Members asked questions of clarification from the Officers. 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. At the end of debate 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 application form.

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To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 1810/008 Rev 01, 1810/007 Rev 01, 1810/020 Rev 02, 1810/005 Rev 01, 1810/006 Rev 01 and Site Location Plan.

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

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Class E of that Order.

To prevent further harm to the Green Belt as supported by policies GB1 and GB3 of the Sevenoaks Allocations and Development Management Plan.

24. 19/01058/HOUSE - Merryn, Orpington Bypass Road, Badgers Mount, Kent TN14 7AG

The proposal sought planning permission for a first floor rear extension and internal alterations. The application had been referred to Development Control Committee by Councillor Grint.

The Committee was addressed by the following speakers:

Against the Application: Arthur Evans

For the Application: -

Parish Representative: Parish Councillor Gordon Plumb

Local Member: -

Members asked questions of clarification from the Officers.

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

Members discussed the application. At the end of debate 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) 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 and details: 6927-PD-02A.

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

- 3) The materials to be used in the construction of the development shall be those indicated on the approved plan 6927-PD-02A.

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

- 4) The new roof light window in the southern side elevation of the approved extension shall be obscure glazed and non-openable at all times, unless above 1.7m above the internal floor level.

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

- 5) Prior to the first occupation of the development details of ecological enhancements to be implemented within the site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter.

To ensure that the development enhances ecology locally in accordance with the National Planning Policy Framework and policy SP11 of the Sevenoaks Core Strategy.

THE MEETING WAS CONCLUDED AT 7.45 PM

CHAIRMAN