

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 19 May 2022 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice-Chair)

Cllrs. Ball, Cheeseman, Perry Cole, P. Darrington, Hogarth, Hudson, Layland, McGarvey, Osborne-Jackson, Pett, Purves, Reay and Williams

Apologies for absence were received from Cllrs. Barnett, Brown, Edwards-Winser and Raikes

Cllr. Thornton was also present via a virtual media platform which does not constitute attendance as recognised by the Local Government Act 1972.

93. Minutes

Resolved: That the minutes of the meeting held on 28 April be signed and approved by the Chairman as a correct record.

94. Declarations of Interest or Predetermination

Cllr Osborne- Jackson declared that in respect of minute 96 - Peelers, Long Barn Road, Sevenoaks Weald KENT TN14 6NJ - he knew the applicants personally but would keep an open- mind.

95. Declarations of Lobbying

All members declared that they had been lobbied in respect of minute 96 - 21/01708/HOUSE - Peelers, Long Barn Road, Sevenoaks Weald KENT TN14 6NJ.

96. 21/01708/HOUSE - Peelers, Long Barn Road, Sevenoaks Weald KENT TN14 6NJ

The proposal sought planning permission for two storey side extension, single storey rear extensions and alterations. The application had been referred to the Committee by Cllr Thornton for the following planning reasons:

1. Impact of the bulk, scale and ridge height of the proposal on the character of the street scene and on the Sevenoaks Weald Conservation Area and contrary to the guidance outlined within the Residential Extensions Supplementary Planning Document (in particular, paragraph 4.31).

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2. Impact of the glazing and scale of the dormer, on the character of the house, street scene and Area of Outstanding Natural Beauty (AONB), contrary to the guidance outlined within the Residential Extensions Supplementary Planning Document (paragraph 4.36)
3. Impact of suburban light pollution on long-range views towards the village across the Green Belt & AONB from the excessive use of glazing on the new top storey, most particularly when viewed from Dale Farm, Hubbards Hill and Gracious Lane and, in Bayleys Hill; from Gracious Lane End and from properties on the south side of White House Road.

Members' attention was brought to the main agenda papers and late observation sheet which proposed an additional condition. The Chairman thanked Members that attended the site visit.

The Committee was addressed by the following speakers:

Against the Application:	Mr David Reade
For the Application:	Mary Heather
Parish Representative:	-
Local Member:	Cllr Thornton

Members asked questions of clarification from the speakers and officer.

It was confirmed that the Juliet balcony would be flush to the rear of the development. Members were advised that Nuttfield, the neighbouring property to the rear of the site was over 50 metres away and that there would be limited visibility of the proposed development along Wickhurst Road.

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

Members discussed the bulk and scale of the development, in particular the dormer ridge height and the visibility of the site from the surrounding areas. Officers confirmed that the proposals did not contravene relevant guidance.

Members further debated the potential for construction traffic at the site. It was suggested by some Members that due to the lack of pavements and the rural nature of the surrounding areas, a construction management plan be created prior to development.

It was moved and duly seconded that a construction management plan be submitted prior to development.

The motion was put to the vote and was lost.

Debate continued on the original motion.

The motion was put to the vote and it was

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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 second floor window(s) in the south-west facing elevation(s) of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

To safeguard the privacy of the occupants of adjoining properties in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 3) Prior to the installation of glazing to the rear-facing dormer hereby approved, details of the glazing to the rear dormer shall be submitted to the Local Planning Authority (LPA) for approval in writing, such details to include measures which will reduce the reflective nature of the glass and also reduce night-time light glare emission from the interior of the building. The approved glazing measures shall be installed prior to the first occupation of the dormer space.

To preserve the dark skies and long range views across open countryside within the Kent Downs Area of Outstanding Natural Beauty, in accordance with Policy EN5 of the Sevenoaks Allocations and Development Management Plan, and policy L08 of the Sevenoaks Core Strategy.

- 4) Prior to the completion of the development hereby approved, a site plan showing details of ecological enhancements to be provided on-site, along with specific product descriptions, shall be provided to the Local Planning Authority for approval. The scheme shall be implemented in accordance with the timings detailed on the site plan, and retained thereafter.

To demonstrate ecological enhancements which contribute to securing a new biodiversity gain within the Kent Downs Area of Outstanding Natural Beauty, in accordance with Policy EN5 of the Sevenoaks Allocations and Development Management Plan, and policies L08 and SP11 of the Sevenoaks Core Strategy.

- 5) The materials to be used in the construction of the development shall be those indicated on the approved plan 200-06 Rev A.

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To maintain the integrity and character of the Conservation Area and Kent Downs AONB as supported by policies EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

- 6) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 200-01, 200-04 Rev A, 200-05 Rev A, 200-06 Rev A

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

THE MEETING WAS CONCLUDED AT 7:55PM

CHAIRMAN