

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 29 September 2022 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice Chairman)

Cllrs. Ball, Barnett, Brown, Cheeseman, Perry Cole, P. Darrington, Edwards-Winsor, Hogarth, Hudson, Layland, Purves, Raikes and Streatfeild

Apologies for absence were received from Cllrs. Osborne-Jackson, Reay and Williams

Cllr. G. Darrington was also present.

31. Minutes

Resolved: That the Minutes of the meeting held on 18 August 2022, be approved, and signed by the Chairman as a correct record.

32. Declarations of Interest or Predetermination

Cllr Streatfeild declared for Minute 34 - 22/00683/FUL - Berkley House, 7 Oakhill Road, Sevenoaks Kent TN13 1NQ that he was also the Local Member for Kent County Council.

Cllr Raikes declared for Minute 34 - 22/00683/FUL - Berkley House, 7 Oakhill Road, Sevenoaks Kent TN13 1NQ that he was a Member of Sevenoaks Town Council.

Cllr Hogarth declared for Minute 34 - 22/00683/FUL - Berkley House, 7 Oakhill Road, Sevenoaks Kent TN13 1NQ that he was a Member of Sevenoaks Town Council.

33. Declarations of Lobbying

All Members declared that they had been lobbied in respect of Minute 34 - 22/00683/FUL - Berkley House, 7 Oakhill Road, Sevenoaks Kent TN13 1NQ.

34. 22/00683/ FUL - Berkeley House, 7 Oakhill Road, Sevenoaks Kent TN13 1NQ

The proposal sought planning permission for the demolition of the existing building and ancillary structures and the erection of a residential apartment building (69 units) together with associated parking, basement, refuse and recycling facilities, hard and soft landscaping, and associated earthworks.

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The application had been referred to the Committee as the Council owned part of the land.

Members' attention was brought to the main agenda papers and late observation sheet which did not amend the recommendation.

The Committee was addressed by the following speakers:

Against the Application:	Adele Cleaver
For the Application:	Alex Davies
Parish Representative:	Town Cllr Parry
Local Members:	Cllr Eyre (Submission read by Town Cllr Parry)
	Cllr Hunter (submission read by Cllr Edwards-Winser)

Members asked questions of clarification from the speakers and officers. Questions centred on the design on the building, trees, the legal concept of the 'tilted-balance' and viability around Affordable Housing. It was confirmed that any viability figures put forward by the Developers were verified by an independent consultant showed that the scheme could not provide any affordable housing.

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

Members discussed the application giving consideration to whether the bulk, scale, height and density was excessive and if the design was out of character with the area. Members expressed their concern at the lack of affordable housing provision within the development. Further discussion took place on the topography of the site and proposed screening which would involve the removal of mature and protected trees.

The motion was put to the vote and it was lost.

It was moved and duly seconded that planning permission be refused on the grounds of design, scale, bulk, height, massing and density and the loss of category A and B trees and trees protected by a TPO which would harm the appearance and character of the area.

Resolved: That planning permission be refused for the following reasons

1. By virtue of the design, scale, bulk, height, massing and density, the proposed development would introduce an incongruous, prominent building that would demonstrably harm the verdant and suburban character of the local area. As such the proposal is contrary to policies SP1 and SP7 of the

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Sevenoaks Core Strategy and policy EN1 of the Sevenoaks Allocations and Development Management Plan.

2. The development would result in a significant and demonstrable loss trees from the site, including category A and B trees, as well as trees covered by Tree Preservation Orders. The loss of these mature trees would harm the verdant character and appearance of the local area. As such the proposal is contrary to policy EN1 of the Sevenoaks Allocations and Development Management Plan.

THE MEETING WAS CONCLUDED AT 8.43 PM

CHAIRMAN