

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 21 March 2022 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice Chairman)

Cllrs. Ball, Barnett, Brown, Cheeseman, Perry Cole, Coleman, Edwards-Winsler, Hogarth, Hudson, Hunter, Layland, McGarvey, Osborne-Jackson, Pett, Purves and Reay

Apologies for absence were received from Cllrs. P. Darrington and Raikes

Cllrs. McGregor and Thornton were also present via a virtual media platform which does not constitute attendance as recognised by the Local Government Act 1972.

78. Minutes

Resolved: That the Minutes of the Development Control Committee held on 10 March 2022, be approved and signed as a correct record.

79. Declarations of Interest or Predetermination

Cllr Perry Cole declared for Minute 81 - 19/0500/HYB - Fort Halstead, Crow Drive, Halstead, Sevenoaks TN14 7BU that he was Kent County Council Member for Swanley, which would receive funds under the proposed S106 but was not predetermined and would remain open minded.

Cllr Edwards-Winsler declared for Minute 81 - 19/0500/HYB - Fort Halstead, Crow Drive, Halstead, Sevenoaks TN14 7BU that he lived in close proximity to the site but was not predetermined and would remain open minded.

Cllr Williamson declared for Minute 81 - 19/0500/HYB - Fort Halstead, Crow Drive, Halstead, Sevenoaks TN14 7BU that he lived in close proximity to the site but was not predetermined and would remain open minded.

Cllr Layland declared for Minute 82 -20/02988/OUT - Land North Of Town Station Cottages, Forge Croft, Edenbridge KENT TN8 5LR that he was a Member of Edenbridge Town Council and Ward Member but would remain open minded.

Cllr Barnett declared for Minute 82 -20/02988/OUT - Land North Of Town Station Cottages, Forge Croft, Edenbridge KENT TN8 5LR that he was a Ward Member but would remain open minded.

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80. Declarations of Lobbying

All Councillors declared that they had been lobbied in respect of Minute 82 20/02988/OUT - Land North Of Town Station Cottages, Forge Croft, Edenbridge KENT TN8 5LR

81. 19/05000/HYB - Fort Halstead, Crow Drive, Halstead Sevenoaks TN14 7BU

The proposal sought planning permission for the Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,773 sqm GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 635 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); land safeguarded for a primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site.

The application had been referred to the Committee at the discretion of the Chief Planning Officer, as the development was of a significant and sensitive nature.

The Chairman brought to Members' attention the late observation sheet which was published on Friday 18 March 2022 with a revised recommendation and asked Officers to update Members.

The Development Manager advised that on 15 March 2022 a further letter from KCC was received, as attached to the late observations, which set out KCC's request for further items that they would like included within the planning obligation. It raised a number of issues about the assessment as set out in the report relating to CIL, section 106 and the infrastructure needs of the proposal. Looking through the details there had been some significant changes between 2019 and 2022. Neither Officers nor the applicant had been able to fully consider or assess the issues raised or their implications, nor had they been able to obtain detailed legal advice on these matters.

Members were advised that the most robust way to respond to the issues raised by KCC would be for the Council to seek formal legal advice. The application would then be reported back to Development Control Committee once that advice had been considered and taken into account. Members would then be able to consider the application afresh with all the information needed to make an informed decision. Therefore the revised recommendation was for the item to be deferred.

The Chairman reminded the Committee that members of the public would be given the chance to address the Committee, in line with the constitution should the item be deferred to a future date.

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It was moved from the Chair that the application be deferred for consideration of the latest information received and reported back to Development Control Committee in due course.

The motion was put to the vote and it was

Resolved: That the application be deferred for consideration of the latest information received and reported back to Development Control Committee in due course.

82. 20/02988/OUT - Land North Of Town Station Cottages, Forge Croft, Edenbridge KENT TN8 5LR

The proposal sought permission for the outline application for the erection of 340 dwellings, including affordable housing, land for a 4FE secondary school including playing fields, land for a new twin hall venue for Edenbridge Scout Group, creation of a new car park for Edenbridge Town Station and associated infrastructure improvements, allotments, associated access from Four Elms Road, emergency access, open space, attenuation areas and landscaping and some matters reserved save for means of access.

The application had been referred to the Committee at the discretion of the Chief Planning Officer, as the development was of a significant and sensitive nature.

The Chairman brought to Members' attention the late observation sheet which was published on Friday 18 March 2022 with a revised recommendation and asked Officers to update Members.

The Development Manager advised that on 17 March 2022, further representations had been received from KCC, which requested to seek changes to the funding, to provide a special educational needs school provision in New Ash Green. The letter also challenged the council as to how the scheme had been put forward regarding CIL and S106 monies.

Neither Officers nor the applicant had been able to fully consider or assess the issues raised or their implications, nor had they been able to obtain detailed legal advice on these matters.

Members were advised that the most robust way to respond to the issues raised by KCC would be for the Council to seek formal legal advice. The application would then be reported back to Development Control Committee once that advice had been considered and taken into account. Members would then be able to consider the application afresh with all the information needed to make an informed decision. Therefore the revised recommendation was for the item to be deferred.

It was moved from the Chair that the application be deferred for consideration of the latest information received and reported back to Development Control Committee in due course.

The motion was put to the vote and it was

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Resolved: That the application be deferred for consideration of the latest information received and reported back to Development Control Committee in due course.

THE MEETING WAS CONCLUDED AT 7.15 PM

CHAIRMAN