

Development Management Committee

Minutes of the meeting held on 25 April 2024 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Horwood (Vice-Chairman)

Cllrs. Baker, Ball, Bayley, Camp, Edwards-Winser, Esler, Harrison, Malone, Purves, Silander, Williams, Barker and Granville

Apologies for absence were received from Cllrs. P. Darrington, Hogarth and Varley

Cllr. Grint was also present.

71. Minutes

Resolved: That the Minutes of the meeting held 28 March 2024 be approved, and signed by the Chairman as a correct record.

72. Declarations of Interest or Predetermination

Cllr Camp declared for Minute 74 - 23/03054/ADV - Ground Floor, 26 - 28 Pembroke Road, Sevenoaks Kent TN13 1XR that she chaired the Town Council meeting where the application was considered but remained impartial.

Cllr Granville declared for Minute 74 - 23/03054/ADV - Ground Floor, 26 - 28 Pembroke Road, Sevenoaks Kent TN13 1XR she was a Member of Sevenoaks Town Council and had been at the meeting where the application was considered, but remained open minded.

73. Declarations of Lobbying

Cllrs Camp, Granville, Horwood, and Williams declared that they had been lobbied in respect of Minute 74 - 23/03054/ADV - Ground Floor, 26 - 28 Pembroke Road, Sevenoaks Kent TN13 1XR

Cllr Esler declared that she had been lobbied in respect of Minute 76 - 23/03541/HOUSE - The Willows, 2 Singles Cross Cottages, Blueberry Lane Knockholt Kent TN14 7NH

UNRESERVED PLANNING APPLICATIONS

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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:

74. 23/03054/ADV - Ground Floor, 26 - 28 Pembroke Road, Sevenoaks Kent TN13 1XR

The proposal sought permission for signage to identify the company on the external facade of the premises plus directional signage for car parking and entry way, the covering the front and rear elevations of the building and use of boundary wall along with two freestanding pillar mounted signs at angles to the road replacing current signage. The application had been referred to the Committee due to the site being on Council-owned land.

It was moved by the Chairman that the recommendations within the report, as modified by the late observations, be approved.

The motion was put to the vote and it was

Resolved: That planning permission be GRANTED subject to the following conditions:

- 1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 2) No advertisement shall be sited or displayed so as to:-a - endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)b - obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; orc - hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

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To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 4) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 5) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 6) The illumination of the advertisements should only be static in nature and the maximum intensity of the illumination shall not exceed 600 candelas /m².

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety.

- 7) The advertisements hereby approved shall be installed in accordance with the following approved plans and details: Email dated 15 Feb 24; Proposed Block Plan; 1388/1202 C2 - Proposed Elevations [Received 19 APR 24]; 1388/1201 C1 - Proposed Elevations [Received 19 APR 24]; Proposed Elevations [COMBINED DRAWINGS RECEIVED 1 FEB 2024]

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

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

- 74.1 24/00225/TELNOT - Telecommunications Equipment South Of Ivy Farm, Main Road, Knockholt Kent

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The proposal sought to determine whether prior approval was required for the installation of telecommunications equipment. The application had been referred to the Committee by Cllr. Grint on the grounds of neighbouring amenity and impact upon the National Landscape (Area of Outstanding Natural Beauty).

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

The Committee was addressed by the following speaker:

Against the Application:	-
For the Application:	-
Parish Representative:	Cllr John Grint
Local Members:	Cllr John Grint

Members asked questions of clarification of the officer. The proposed mast would increase signal coverage within the area, with significant improvements to indoor coverage.

It was moved by the Chairman that the recommendations within the report, be approved.

Members discussed the application.

The motion was put to the vote and it was

Resolved: that prior approval for the telecommunications equipment was not required.

75. 23/03541/HOUSE - The Willows, 2 Singles Cross Cottages, Blueberry Lane Knockholt Kent TN14 7NH

The proposal sought planning permission for the demolition/dismantling of an existing shed; erection of single storey side extension. The application had been referred to the Committee by Cllr. Grint due to concern that the application would have an unacceptable impact on the Green Belt.

Members' attention was brought to the main agenda papers.

The Committee were addressed by the following speakers:

Against the Application:	-
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For the Application: Neal Thompson
Parish Representative: Cllr. John Grint
Local Members: Cllr. John Grint

Members asked questions of clarification of the officer. The officer provided an overview of the site history. An application for a single storey side extension was refused in 2021. An application for the relocation of the shed to the side of the house had been granted planning permission, under the special circumstances that this consolidated the built form of the site, as the shed was a permanent building, which enhanced the openness of the Green Belt. This fall-back position was a material consideration. This proposal included the added safeguard of an additional condition securing the demolition of the shed and tool shed. The size of the proposed extension was identical to the shed that would be demolished.

It was moved by the Chairman that the recommendations within the report, be approved.

Members discussed the application. Members expressed concern that the contribution to the openness of the Green Belt was insufficient to offset the increase to the built form of the house, when considering the site as a whole. Members discussed the process by which the shed was included in the site plans.

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

It was moved and duly seconded that the application be refused, on the grounds that the proposal would be inappropriate development in the Green Belt and by definition harmful, and the very special circumstances proposed did not clearly outweigh the harm identified.

The motion was put to the vote and it was

Resolved: The proposal would be inappropriate development in the Green Belt and by definition harmful. The very special circumstances proposed do not clearly outweigh the harm identified. The proposal would be contrary to the National Planning Policy Framework.

THE MEETING WAS CONCLUDED AT 8.07 pm

CHAIRMAN