

Development Management Committee

Minutes of the meeting held on 23 May 2024 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Williams (Vice Chairman)

Cllrs. Baker, Ball, Camp, P. Darrington, Edwards-Winser, Hudson, Malone, Purves, Silander, Barker, Layland, Reay, Shea and Barnett

Apologies for absence were received from Cllrs. Bayley, Horwood, and Granville

1. Minutes

Resolved: That the minutes of the meeting held 25 April 2024 be approved, and signed by the Chairman as a correct record.

2. Declarations of Interest or Predetermination

There were none.

3. Declarations of Lobbying

Cllrs. Baker, Ball, Barnett, Camp, P. Darrington, Hudson, Layland, Malone, Purves, Reay, Shea, Silander, Williams, and Williamson declared that they had been lobbied in respect of Minute 4 - 23/03038/HOUSE - 10 Tudor Drive, Otford, Sevenoaks Kent TN14 5QP.

UNRESERVED PLANNING APPLICATIONS

There were no public speakers against the following items and no Member reserved the items for debate, therefore, in accordance with Part 7.3(e) of the Constitution the following matters were considered en bloc without debate:

4. 23/03038/HOUSE - 10 Tudor Drive, Otford, Sevenoaks Kent TN14 5QP

The proposal sought permission for local rising of ground levels. The application had been referred to the Committee as the applicant was an officer of Sevenoaks District Council.

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

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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 carried out in accordance with the following approved plans and details: 2000/01B, 2000/02B, 2000/05 and annotated photographs: Photo 1 (Rev A), Photo 2 (Rev A), Photo 3 (Rev A), Photo 4, Photo 5 and Photo 6.

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

5. 23/03534/FUL - Tranby Croft, The Street, Horton Kirby Kent DA4 9BY

The proposal sought permission for the construction of additional dwelling incorporating replacement of stable block.. The application had been referred to the Committee as the applicant was an officer of Sevenoaks District Council.

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

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 development hereby permitted shall be carried out in accordance with the following approved plans and details: 23014 PO1, 23014 PO2, 23014 PO3

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

- 3) Prior to works above damp-proof course level of the development hereby approved, full details of both hard and soft landscape proposals have been submitted to and approved in writing by the local planning authority. The details shall include the materials to be used for the hard landscaping along with details of the proposed soft landscaping and shall include details of the proposed boundary fence/walls. The approved hard landscape scheme shall be implemented prior to the occupation of the development hereby approved and thereafter retained. The approved soft landscape scheme shall be implemented in the first planting season following occupation of the development and retained thereafter.

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To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) Prior to commencement of development a demolition and construction environmental management plan (CEMP) 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. The CEMP shall include:
 - a. Details of the proposed working and delivery hours;
 - b. Details of measures for the parking of vehicles, plant and machinery;
 - c. Details of means of suppressing dust during the construction process to include the regime for dust deposition measurement at the site boundaries;
 - d. Details of the measures to mitigate the noise and vibration from construction;

In the interests of highway safety and to protect residential amenity of surrounding properties, in accordance with policies EN1, EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

- 5) Prior to any development, all sensitive working measures/recommendations for bats shall be carried out in accordance with the details contained in section 5.1 of the Preliminary Ecological Assessment report produced by ASW Ecology Ltd (dated November 2023).

To ensure the protection of species in accordance with SP11 of the Sevenoaks Core Strategy.

- 6) Prior to works above damp-proof course level of the development hereby approved, a schedule of external materials and material samples shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be carried out in accordance with these details.

To preserve the character of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) Prior to development reaching the damp proof course of the development hereby approved, details of the location the electrical charging point(s) shall be submitted to and approved in writing by the local planning authority. The approved location of the charging point(s) shall be installed prior to first occupation of the development and shall be maintained thereafter.

To encourage the use of low emissions vehicles in accordance with policy T3 of the Sevenoaks Allocations and Development Management Plan.

- 8) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to

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be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 9) The provision and permanent retention of the vehicle parking and turning area as shown on the approved plan no. 23014 P02, prior to the first occupation of the dwelling hereby approved.

To provide sufficient parking in accordance with policy T2 of the Sevenoaks Allocations and Development Management Plan.

- 10) Prior to works above damp-proof course level of the development hereby approved, details of secure bicycle parking and refuse facilities to serve the development shall have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for such use at all times.

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and in the interests of the visual amenities of the surrounding area in accordance with Policies EN1, T2 of the Sevenoaks Allocations and Development Management Plan.

- 11) No demolition, site clearance or building operations shall commence on site until the protective fencing and other protection measures as recommended within the Arboricultural Report provided by Arborsense Arboricultural Consultants dated 10th November 2023 have been installed. At all times until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered, and the land kept free of vehicles, plant, materials and debris.

To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 12) The development hereby permitted shall be carried out in accordance with the submitted UNDA, Flood Risk Assessment and Surface Water Drainage Strategy dated March 2024 and thereafter maintained.

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In the interests of flood prevention in accordance with the National Planning Policy Framework.

- 13) No external lighting shall be installed on the site or affixed to any buildings on the site unless the local planning authority has first approved in writing details of the position, height, design, measures to control light spillage and intensity of illumination. Only the approved details shall be installed.

To ensure the protection of species and neighbouring amenity in accordance with SP11 and EN2 of the Sevenoaks Allocations and Development Management Plan.

Informatives

- 1) Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissionsand-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

- 2) The site should be assessed for any asbestos containing materials prior to any works of demolition or conversion. Any work with asbestos must be carried out in accordance with the Control of Asbestos Regulations (2012) and relevant Approved Code of Practice
<http://www.hse.gov.uk/pubns/books/l143.htm>
- 3) The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

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- 4) New build developments or converted properties may require street naming and property numbering. You are advised, prior to commencement, to contact the Council's Street Naming and Numbering team on 01732 227328 or visit www.sevenoaks.gov.uk for further details.

6. 24/00592/CONVAR - Tonys Corner Shop, 18 Cedar Drive, Edenbridge Kent TN8 5JL

The proposal sought variation of condition 3 (The hard and soft landscaping) of 23/02074/CONVAR for Creation of seven off-street car parks; the erection of 13 dwellings; an extended replacement to the existing shop and associated landscaping improvements and creation of temporary shop with amendment to drawings to pick up minor changes to parking layouts, landscaping and elevations. The application had been referred to the Committee as the applicant was Sevenoaks District Council.

It was moved by the Chairman that the recommendations within the report, as amended 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) The development hereby permitted shall be begun before the expiration of the time limit imposed on application SE/21/02825/FUL

In pursuance of section 91 of the Town and Country Planning Act 1990.

- 2) The materials to be used in the construction of the residential development shall be those indicated on the approved plans: A983-01B-PL-120-F, A983-01B-PL-121-E, A983-01C-PL-120-E, A983-01C-PL-121-E, A983-01F-PL-120-D, A983-01F-PL-121-D.

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

- 3) The hard and soft landscaping, hereby approved, shall be carried out in accordance with the landscaping plans and planting schedules, reference numbers: 6337-LLB-ZZ-E10-DR-L-0001-S4-P03, 6337-LLB-ZZ-E6-DR-L-0001-S4-P02, 6337-LLB-ZZ-E3-DR-L-0001-S4-P01, 6337-LLB-ZZ-E7-DR-L-0001-S4-P01, 6337-LLB-ZZ-ZZ-DR-L-0001-S4-P02, 6337-LLB-ZZ-E10-DR-L-0002-S4-P03, 6337-LLB-ZZ-E3-DR-L-0002-S4-P01, 6337-LLB-ZZ-E6-DR-L-0002-S4-P02, 6337-LLB-ZZ-E7-DR-L-0002-S4-P01, 6337-LLB-ZZ-ZZ-DR-L-

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0002-S4-P02, 6337-LLB-ZZ-E11-DR-L-0001-S4-P02, 6337-LLB-ZZ-E11-DR-L-0002-S4-P02.

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

4) All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

To ensure the provision, establishment, and maintenance of the landscape scheme in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

5) Prior to the first occupation of the dwellings on sites 6 and 10, eleven electric car charging points with suitable voltage and wiring for the safe charging of electric vehicles within the residential curtilage, shall be installed and thereafter maintained, as per approved plan numbers A983-01B-PL-102-E and A983-01F-PL-102-E.

In order to mitigate and adapt to climate change in accordance with policies EN1 and T3 of the Sevenoaks Allocations and Development Management Plan.

6) Prior to the use of the sites commencing, the visibility splays shall be provided and maintained with no obstructions over 1.05 metres above carriageway level within the splays, as per approved plans 4966 03, 4966 04, 4966 05, 4966 06, 4966 08, 4966 09.

In the interests of Highways safety.

7) Prior to the use of the sites commencing, pedestrian visibility splays of 2 metres x 2 metres shall be provided and maintained behind the footway on both sides of the access with no obstructions over 0.6m above footway level.

In the interests of Highways safety.

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8) The development shall be carried out in accordance with the approved construction management plan (rev 2), prepared by BBS Construction Ltd and dated 14/07/2022, unless otherwise agreed in writing by the Local Planning Authority.

To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policies EN1 and T1 of the Sevenoaks Allocations and Development Management Plan.

9) From the commencement of works (including site clearance), all mitigation measures for reptiles will be carried out in accordance with the details contained within section 5 of the Reptile Survey and Mitigation Strategy (KB Ecology May 2021).

In the interests of protected species and ecology on the site, in accordance with policy SP11 of the Core Strategy.

10) The development shall be carried out in accordance with the approved drainage scheme, unless otherwise agreed in writing by the Local Planning Authority. The drainage scheme shall be implemented in accordance with the approved details: Drainage calculations dated August 2022, revision P01; 4779-CON-00-XX-DR-C-1532-P01; 4779-CON-00-XX-DR-C-1531-P01; 4779-CON-00-XX-DR-C-1530-P01; 4779-CON-00-XX-DR-C-1516-P01; 4779-CON-00-XX-DR-C-1514-P01; 4779-CON-00-XX-DR-C-1518-P01; 4779-CON-00-XX-DR-C-1513-P01; 4779-CON-00-XX-DR-C-1517-P01; 4779-CON-00-XX-DR-C-1512-P01; 4779-CON-00-XX-DR-C-1515-P01; 4779-CON-00-XX-DR-C-1511-P01; 4779-CON-00-XX-DR-C-1510-P01; 4779-CON-00-XX-DR-C-1400-P01.

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

11) The approved surface water drainage strategy shall be operated and maintained in accordance with the approved details, reference DWD-4779-CON-00-XX-DR-C-1510-AB, 1512-AB, 1513-AB, 1514-AB, 1515-AB, 1516-AB, 1517-AB, 1518-AB, 1530-AB, 1531-AB, 1532-AB, 2024-03-28 (1), 2024-03-28 (2) and 4779-CON-XX-XX-RP-C-0001-S2-P01-TN-VR.

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development

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as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 173 of the National Planning Policy Framework.

12) The development shall take place in accordance with the approved Arboricultural Method Statement, prepared by Temple Group Ltd and dated 26 May 2022, unless otherwise agreed in writing by the local planning authority.

To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

13) The development shall take place in accordance with the approved details of the implementation and phasing plan, prepared by BBS Construction Ltd and dated 31st May 2022, unless otherwise agreed in writing by the local planning authority.

To ensure the visual amenity of the area is maintained, in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan and the NPPF.

14) Works of demolition and construction shall only be carried out between the hours of 08.00 to 18.00 hours Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no work being permitted on Sundays or Bank Holidays.

In the interests of residential amenity in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

15) The applicant shall obtain a Secured by Design accreditation for the development hereby permitted, a copy of which must be submitted to, and approved in writing by, the Local Planning Authority within 3 months of the completion of the development.

In the interest of Security, Crime Prevention and Community Safety and in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

16) The development hereby permitted shall be carried out in accordance with the following approved plans and details: A983-01-101 H, 5469 LLB ZZ ZZ DT L 0001 P01, 4966 01, 5469 LLB ZZ ZZ DR L 0001 P06, A983-01C-PL-110-D, A983-01F-PL-102-E, A983-01A-PL-102-F, A983-01B-PL-102-E, A983-01C-PL-102-F, A983-01F-PL-130-E, A983-01F-PL-121-D, A983-01F-PL-120-D, A983-01F-PL-111-D, A983-01F-PL-110-C, A983-01C-PL-121-E, A983-01C-

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PL-120-E, A983-01B-PL-131-B, A983-01B-PL-130-C, A983-01B-PL-121-E,
A983-01B-PL-120-F, A983-01B-PL-112-C, A983-01B-PL-110-F, A983-01E-
PL-102-D, A983-01F-PL-131-B, A983-01G-PL-102-D.

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

THE MEETING WAS CONCLUDED AT 7.02 pm

CHAIRMAN