

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of the meeting held on 20 June 2024 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Williams (Vice Chairman)

Cllrs. Barker, Barnett, Bayley, Camp, P. Darrington, Edwards-Winsor, Granville, Horwood, Hudson, Layland, Silander, and Shea

Apologies for absence were received from Cllrs. Baker, Ball, Malone, Purves and Reay

Cllrs. Bulford and Grint were in attendance via a virtual media platform which is not recognised as attendance by the LGA 1972.

7. Minutes

Resolved: That the Minutes of the meeting held 21 May 2024 be approved, and signed by the Chairman as a correct record.

8. Declarations of Interest or Predetermination

There were none.

9. Declarations of Lobbying

All Councillors declared that they had been lobbied in respect of Minute 10, 24/00781/CONVAR - 3 Abbotswood Bungalows, London Road, West Kingsdown Sevenoaks Kent TN15 6AR

CHANGE IN ORDER OF AGENDA ITEMS

With the agreement of the Committee, the Chairman brought forward Minute 10 - 24/00781/CONVAR - 3 Abbotswood Bungalows, London Road, West Kingsdown Sevenoaks Kent TN15 6AR

10. 24/00781/CONVAR - 3 Abbotswood Bungalows, London Road, West Kingsdown Sevenoaks Kent TN15 6AR

The Chairman moved that the application be deferred to allow for the drawings to be clarified, following concerns raised by third parties' and officers further site visit to the neighbouring property.

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The motion was put to the vote and it was

Resolved: That 24/00781/CONVAR - 3 Abbotswood Bungalows, London Road, West Kingsdown Sevenoaks Kent TN15 6AR, be deferred to allow for the drawings to be clarified.

11. 24/00525/FUL - Dunollie, Church Road, Halstead Kent TN14 7HG

The proposal sought planning permission for Erection of infill dwelling of two storey design with accommodation in roof space, utilising existing secondary access. The application had been referred to the Committee by Councillor Williamson for consideration of the impact of the bulk and form of the proposed building.

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:	-
For the Application:	Pete Hadley
Parish Representative:	Cllr. Grint
Local Members:	Cllr. Grint

Members asked questions of clarification from the Officers, regarding infilling, permitted development rights and obscured glazing.

It was moved by the Chairman from the chair that the recommendations within the report, be agreed.

Members discussed the application giving consideration to the street scene and character of the buildings. Members discussed the windows in the dormers and debated whether obscure glazing was required to ensure protection of neighbouring amenity space. It was also raised that as the development was in the green belt whether it would be appropriate to remove permitted development rights to not prejudice the openness of the green belt and the character of the area.

It was moved and duly seconded that the motion be amended to include the removal of permitted development rights and a scheme for obscure glazing on the dormer windows be agreed. The amendment was debated and following discussion the mover and seconder amended the amendment for only the removal of permitted development rights. The amendment was put to the vote and it was agreed.

No further debate took place. The substantive motion was put 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 development hereby permitted shall be carried out in accordance with the following approved plans and details: 8603 PD-01, PD-02 A, PD-03, application form.

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

3) No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include details of: (a) parking for vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials used in constructing the development; (d) programme of works (including measures for traffic management); (e) provision of boundary security hoarding behind any visibility zones; (f) measures to control the emissions of dust and dirt during construction; (g) measures to control the emissions of noise during construction; (h) a scheme for the recycling/disposing of waste resulting from demolition and construction works; and (i) hours of operation.

To ensure the proposed construction works preserve neighbouring amenity and highway safety in accordance with policies EN1 and EN2 of the Allocations and Development Management Plan.

4) Prior to the commencement of development above damp-proof course, details and samples of the proposed materials to be used externally on the building (including the timber framing) 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.

To ensure that the appearance of the development enhances the character and appearance of the Conservation Area as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

5) No external lighting shall be installed on the dwelling or within the grounds of the dwelling, unless in accordance with a lighting design strategy which has first been submitted to and approved by the local planning authority. The strategy shall include details of the location, height, type and direction of light sources, means of controlling light spillage and intensity of illumination. The lighting shall be designed to preserve

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neighbour amenity in accordance with policy EN2 of the Allocations and Development Management Plan.

To preserve amenity in accordance with policy EN2 of the Allocations and Development Management Plan.

6) Prior to the commencement of development, details of existing and proposed finished site levels, and finished floor and ridge levels of the building to be erected, showing the relationship of levels to the neighbouring properties, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

To ensure that the appearance of the development preserves the character and appearance of the area and to preserve neighbouring amenity as supported by Policies EN1 & EN2 of the Sevenoaks Allocations and Development Management Plan.

7) Prior to development reaching damp proof course, a soft landscaping scheme to enhance the appearance and biodiversity of the site, with native only species planting, shall be submitted to and approved in writing by the local planning authority. 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 proposed landscaping preserves the character of the area and enhances biodiversity in accordance with policies EN1 of the Allocations and Development Management Plan and SP11 of the Core Strategy.

8) The new dwelling shall not be occupied until the electrical charging point shown on the approved drawing reference 8603-PD-01 has been installed in the location shown. The charging point 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.

9) Notwithstanding the approved drawings, the first floor windows in the side (north west and south east) elevations 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 windows 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.

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

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A-E of that Order.

To ensure that development within the permitted Classes in question is not carried out in such a way as to prejudice the openness of the Green Belt or the character of the area, in line with Policy SP1 of the Sevenoaks Core Strategy, Policies EN1, GB1 and GB3 of the Sevenoaks Allocations and Development Plan, and the National Planning Policy Framework.

THE MEETING WAS CONCLUDED AT 7.52 PM

CHAIRMAN