

## DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 1 August 2012 commencing at 7.00 pm

Present: Cllr. Mrs. Dawson (Chairman)

Cllrs. Mrs. Ayres, Brookbank, Clark, Davison, Dickins, Gaywood, Ms. Lowe, Mrs. Parkin, Piper, Scholey, Miss. Thornton and Walshe

Apologies for absence were received from Cllrs. Williamson, Brown, Cooke, McGarvey, Orridge and Underwood

Cllrs. Ayres, Mrs. Davison, Grint and Neal were also present.

### 53. Declarations of Interest or Predetermination

Cllr Dickins clarified that he lived  $\frac{3}{4}$  miles from the application site of item 3.2 – SE/12/01062/FUL - The Dyehurst Stud, Greenlands Farm, Uckfield Lane Hever Kent TN8 7LN. He had advised people involved in the application, mostly objectors. However, he had been prepared to advise both sides equally and he had retained an open mind about the application.

### 54. Declarations of Lobbying

Cllr Dickins declared that he had been lobbied in respect of item 3.2 – SE/12/01062/FUL - The Dyehurst Stud, Greenlands Farm, Uckfield Lane Hever Kent TN8 7LN.

### Unreserved Planning Applications

There were no public speakers against the following items. Therefore, in accordance with Part 7 3.5(e) of the constitution, the following matter was considered without debate:

### 55. SE/12/01799/AGRNOT - Grange Farmhouse, Pootings Lane, Crockham Hill TN8 6SA

The report advised that the proposal was for the demolition of two existing grain silos, and replacement with a 2-bay extension to the existing portal frame building. The extension would comprise a steel portal framed building with a concrete panelled plinth, Yorkshire boarding in grey to clad the walls and a reinforced cement fibre roof. The extension was proposed to provide 166ml of additional floor space for general storage purposes.

The site was within the Metropolitan Green Belt and Special Landscape Area.

It was MOVED by the Chairman that the recommendation in the report be adopted.

Resolved: That no objection be lodged

## Development Control Committee - 1 August 2012

The proposed development complies with the criteria set out in Schedule Two, Part 6, Class A, of the Town and Country Planning General Permitted Development Order 1995.

### Reserved Planning Applications

The Committee considered the following planning applications:

#### 56. SE/12/01435/FUL - 8 Johnsons Avenue, Badgers Mount, Kent TN14 7AX

The proposal was for a two storey front and side extension, a single storey extension across the front of the house, a single storey extension across the rear of the proposed house, the provision in the rear garden of two additional parking spaces lying next to the existing off street parking and the division of the house into two self contained dwellings. The original house would be retained as a two-bedroom unit with the extension accommodating a one-bedroom house.

The site was within the built confines of Badgers Mount and an Area of Outstanding Natural Beauty.

It was noted that a Members' Site Inspection had been held for this application.

Officers considered that the design of the extensions would be acceptable within the street scene, fitting sympathetically with the existing house and terrace. The conversion would result in an acceptable sized garden and sufficient off street parking being allocated to each house. So long as the section 106 obligation was signed the application would also fulfil the requirements for a financial contribution to towards the Council's Affordable Housing Strategy.

Members' attention was drawn to the tabled Late Observations sheet. Officers updated Members that further amendments would be made to 2 of the conditions. Conditions 3 and 4 should both begin "No occupation shall take place until...". At the end of the reason for condition 4 there should also be added "...and to ensure satisfactory residential amenity".

The Committee was addressed by the following speakers:

Against the Application:	Eileen Lessey
For the Application:	-
Parish Representative:	Cllr. Dallimore
Local Member:	Cllr. Grint

Members noted the concerns of the speakers concerning possible overdevelopment of the junction, aggravation to the existing parking difficulties and the possible hazard of sight-lines from the new opening onto Badgers Road. However, the Committee agreed with the Officers that the extensions were not significant in the context of the terrace, they felt there was sufficient parking added and that there would be no significant highways hazard from the development.

## Development Control Committee - 1 August 2012

It was MOVED and was duly seconded that the recommendation in the report, as amended, to grant permission subject to conditions be adopted. The motion was put to the vote and there voted –

10 votes in favour of the motion

2 votes against the motion

Resolved:

A) That, subject to the completion within one calendar month of a S106 Obligation in respect of an affordable housing contribution, 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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 District Local Plan.

3. No occupation shall take place until the garaging and car parking spaces shown on the approved drawings, including works to provide a widened pavement crossover, shall be provided and shall be kept available for the parking of cars at all times.

In the interests of highways safety.

4. No occupation shall take place until details shall be submitted in writing to and approved in writing by the Local Planning Authority of the proposed landscaping scheme, to include details of hard landscaping including details of any levels change in respect of the provision of off street parking, means of boundary enclosure, any trees to be removed, and new planting. Details shall be provided of species, planting size, planting densities and a planting schedule. The hard landscaping and boundary enclosure shall be implemented in accordance with the approved details prior to first occupation and the soft landscaping in the first available planting season following substantial completion of the works.

To ensure a satisfactory appearance upon completion and to ensure satisfactory residential amenity.

5. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing block plan, ground floor plan, 1st floor plan, West East and South elevations, Sections AA, BB and roof plan, Proposed block Plan (revised , ground and first floor plans, west, east, south elevations, roof plan and sections AA and BB.

## Development Control Committee - 1 August 2012

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

B) If within one calendar month a S106 Obligation has not been signed, planning permission be REFUSED for the following reason:

The proposed scheme makes no provision for a financial contribution towards the Councils Affordable Housing Strategy and a viability statement has not been submitted to demonstrate the non –viability of this scheme. This is contrary to the provisions of policy SP3 of the Sevenoaks Core Strategy.

57. SE/12/01062/FUL - The Dyehurst Stud, Greenlands Farm, Uckfield Lane Hever Kent TN8 7LN

The proposal sought the conversion of the eastern part of the existing barn building to a two-bed holiday let. Only internal works would be necessary to separate the holiday let from the retained stabling area.

Officers considered the proposed part change of use of the building to a holiday let would be appropriate development in the Green Belt, as only a small area adjacent to the residential curtilage of the main house was to be set aside for paraphernalia linked to use as a holiday let. This meant it would appear as only a small extension to the existing curtilage and would have a marginal impact. The proposal would also conserve the distinctive character and the setting of the Area of Outstanding Natural Beauty and would preserve neighbouring amenity.

Members' attention was drawn to the tabled Late Observations sheet. Officers updated Members that 2 amendments would be made to condition 5. Paragraph (i) should begin "No development shall commence until details have been provided to show how it is intended...". Paragraph (ii) should begin "No occupation shall take place until details have been provided to show that the development has achieved BREEAM...".

It was noted that a Members' Site Inspection had been held for this application.

The Committee was addressed by the following speakers:

Against the Application:	Gerry Ryan
For the Application:	Margaret Watts
Parish Representative:	-
Local Member:	Cllr. Neal

Officers responded to Members' questions. They clarified that although the building was called a barn in the application it was used as a stables. The Case Officer expected fencing to be a low post and rail design up to 1.5m in height. The permission granted in 2004 allowed for the placement of concrete hardstanding around the apron of the stables but Officers believed it was unlikely the applicants would build this as it would conflict with their intention to use the site for a holiday let.

A Member was concerned how the condition that it would not be let to the same occupier or occupiers for a period of 28 days in any calendar year would be enforced. The

## Development Control Committee - 1 August 2012

Planning Enforcement Team would act on complaints and would investigate the manner in which the property was advertised. Action would be taken if there appeared to be a breach of the condition.

The meeting felt that the proposal could be considered less detrimental than the existing permission, as the present application did not include a concrete apron. Members believed it important to help support diversification into tourism and believed there was a need for holiday lets.

It was MOVED was duly seconded that the recommendation in the report, as amended, to grant permission subject to conditions be adopted. The motion was put to the vote and there voted –

10 votes in favour of the motion

1 vote against the motion

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 eastern half of the building shall only be used for holiday letting purposes and shall not be let to the same occupier or occupiers for a period of more than 28 days in any calendar year.

To accord with the terms of Policies LO8 and SP8 of the Sevenoaks Core Strategy, which prioritise the re-use of buildings for business and tourism related activities.

3) No development shall be carried out on the land until details of the fence to be erected adjacent to the existing barn and outbuilding have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details and the fence shall be retained thereafter.

To safeguard the rural character of the area as supported by the National Planning Policy Framework.

4) The car parking areas shown on the approved plans shall be provided and shall be kept available for the parking of cars at all times.

To ensure a permanent retention of vehicle parking for the property as supported by policy EN1 of the Sevenoaks District Local Plan.

5) The conversion and extension of the building to a holiday let shall be designed to achieve BREEAM "Very Good" standards, unless agreed otherwise in writing by the Local Planning Authority. The following details shall also be provided to the Local Authority –

## Development Control Committee - 1 August 2012

i) No development shall commence until details have been provided to show how it is intended the development will achieve BREEAM "Very Good" standards, or alternative as agreed in writing by the Local Planning Authority; and

ii) No occupation shall take place until details have been provided to show that the development has achieved BREEAM "Very Good" standards or alternative as agreed in writing by the Local Planning Authority, through the submission of a post-development certificate from an appropriate assessor.

In the interests of environmental sustainability and reducing the risk of climate change as supported by policy SP2 of the Sevenoaks Core Strategy.

6) No extension or external alterations shall be carried out to the holiday let building hereby approved, despite the provisions of any Development Order.

To safeguard the rural character of the converted building and surrounding area as supported by Policy GB3A of the Sevenoaks District Local Plan.

7) No building or enclosure shall be erected within the curtilage of the holiday let building hereby approved, despite the provisions of any Development Order.

To safeguard the rural character of the converted building and surrounding area as supported by Policy GB3A of the Sevenoaks District Local Plan.

8) No boundary walls, fences or other means of enclosure, other than those shown on the approved plans, shall be erected on the site boundary of the holiday let accommodation, despite the provisions of any Development Order.

To safeguard the rural character of the converted building and surrounding area as supported by Policy GB3A of the Sevenoaks District Local Plan.

9) The unit shall not be occupied until details of any external lighting required to the holiday let building have been submitted to and approved in writing by the Council. The lighting scheme shall be designed to be sensitive to bats and in accordance with best practice guidelines contained within the document "Bats and Lighting in the UK" by the Bat Conservation Trust. The scheme shall be implemented in accordance with the approved details and shall thereafter be maintained in full working order at all times.

In the interests of biodiversity and nature conservation, in accordance with policy SP11 of the Sevenoaks Core Strategy.

10) The development hereby permitted shall be carried out in accordance with the following approved plans: WAT 1, 2, 3, 4, 5, 8 and 10.

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

THE MEETING WAS CONCLUDED AT 8.37 PM

CHAIRMAN