

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 20 September 2012 commencing at 7.00 pm

Present: Cllr. Mrs. Dawson (Chairman)

Cllr. Williamson (Vice-Chairman)

Cllrs. Mrs. Ayres, Brookbank, Brown, Clark, Davison, Gaywood, Ms. Lowe, McGarvey, Orridge, Mrs. Parkin, Piper, Miss. Thornton and Underwood

Apologies for absence were received from Cllrs. Cooke, Dickins, Scholey and Walshe

Cllrs. Ayres, Mrs. Bracken, Mrs. Davison, Edwards-Winser and Mrs. Hunter were also present.

66. Minutes

Resolved: That the minutes of the meeting of the Development Control Committee held on 23 August 2012 be approved and signed by the Chairman as a correct record.

67. Declarations of Interest or Predetermination

No declarations of interest or predetermination were made.

68. Declarations of Lobbying

Cllrs. Mrs Dawson and Ms. Lowe declared that they had been lobbied in respect of item 4.2 SE/12/01031/HOUSE - 51 Greenhill Road, Otford, Sevenoaks TN14 5RR.

69. Order of the Agenda

The Chairman announced that, with the consent of the Members of the Committee, item 4.4 SE/12/01530/CAC - Cavendish House, Clenches Farm Road, Sevenoaks TN13 2LU would be considered before item 4.3 SE/12/01529/FUL - Cavendish House, Clenches Farm Road, Sevenoaks TN13 2LU.

Reserved Planning Applications

The Committee considered the following applications:

70. SE/12/01031/HOUSE - 51 Greenhill Road, Otford, Sevenoaks TN14 5RR

The proposal sought permission for the demolition of the existing garage, erection of a part two storey part first floor extension to the side of the property and the construction of a glazed link leading to a two storey structure. The application also sought permission to re-clad the first floor. The site was within the Village of Otford Area of Outstanding Natural Beauty

Officers considered that the glazed link represented an inappropriate addition to the building to the detriment of its design, character and appearance. The proposed development would also result an uninterrupted built form across most of the application site and this would result in the site appearing cramped, contrary to the established spatial character of Greenhill Road.

Members' attention was drawn to the tabled Late Observations sheet. 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:	Graeme Mair
For the Application:	Steve Herbert
Parish Representative:	-
Local Member:	Cllr. Edwards-Winser

In response to a question Officers confirmed the main dwelling and garage would have footprints of 153m² and 79 m² respectively. Due to its angle the structure would be between 1m and 3m from the boundary fence with no. 53 Greenhill Road. The applicant clarified that he did not intend to remove foliage from that boundary.

It was MOVED by the Chairman and was duly seconded that the application be refused on two grounds. The first was that the proposed glazed link by reason of its overall design and materials failed acceptably to integrate with or relate to the character and design of the existing building. The second was that the proposed glazed link and two storey structure would create an uninterrupted extension of the built form across almost the entire width of the application site which when coupled with the overall size, scale and bulk of the two storey structure would represent a cramped and incongruous form of development.

An amendment to the motion was proposed and agreed that the second reason for refusal also include that due to its height, bulk and mass the development would have an adverse impact onto the visual amenity of the residents of no. 53.

A Member of the Committee noted that most of the properties in the area had built form across the width of the plot. Additionally Otford Parish Council had not objected to the proposal in principle. Several Members considered the link to be a positive addition to the site.

Other Members of the Committee noted the comments from the neighbour at no. 53 that the size of the property could seem dominating and overbearing due to the slope of the site.

The amended motion to refuse permission was put to the vote and there voted –

7 votes in favour of the motion

8 votes against the motion

The Chairman declared the motion to be LOST.

It was MOVED and was duly seconded:

“That planning permission be GRANTED with Officers given delegated authority to agree appropriate conditions including details of hedgerow treatment”.

The motion was put to the vote and there voted –

8 votes in favour of the motion

7 votes against the motion

Resolved: That planning permission be GRANTED with Officers given delegated authority to agree appropriate conditions including details of hedgerow treatment.

71. SE/12/00875/FUL - Little Grange, Duncans Yard, Fullers Hill, Westerham TN16 1AD

The proposal was for approval for the erection of a two storey detached dwelling towards the northern boundary of the site and was currently gardens for Little Grange. The application proposed to use the existing access onto the site, which also served Little Grange to the south. The site was within the built confines of Westerham and was in the Westerham Conservation Area.

Officers considered that the additional dwelling would maintain a low density which was a distinctive character of the surrounding area. The design and choice of materials would not appear as incongruous or contemporary at odds with the scale and appearance of existing buildings. The proposal preserved the amenity of adjoining properties.

Members’ attention was drawn to the tabled Late Observations sheet. 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:	-
For the Application:	MR B R Walters
Parish Representative:	Linda Rodgers
Local Member:	Cllr. Mrs. Bracken

It was explained that the policy target for density would be for 2.1 dwellings in rural settlements on a plot this size.

It was MOVED by the Chairman and was duly seconded that the recommendation in the report to grant permission subject to conditions be adopted.

It was proposed by a Member that the start time for construction and demolition works on Saturdays in condition 8 was too early. An amendment to the motion was agreed that Officers would have delegated authority to amend this condition so the works could not begin before 0800.

Some of the Committee noted the comments of the Local Member that the proposed development would be out of character with the surrounding area and at best may need time to “settle in”. Much of the area was 200 years old and intimate. The site was also noticeable as it was on a hill.

It was suggested by others that the proposal did not harm the conservation area. The area consisted of a mixture of building styles and would not be particularly prominent from any public viewpoint or dwelling.

The amended motion was put to the vote and there voted –

11 votes in favour of the motion

4 votes 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) No development shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

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 development shall take place until full details of both hard and soft landscaping have been submitted to and approved by the Local Planning Authority. These details shall cover as appropriate: Retention of existing planting/landscaping; Proposed finished levels or contours; Boundary Treatments; Hard surfacing materials; Planting plans; Written specification (including cultivation and other operations associated with plant and grass establishment); Schedules of plants, noting species, planting sizes and proposed numbers/densities, and Implementation timetables.

Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality in accordance with Policy EN1 of the Local Plan.

4) The proposals for landscaping shown on the approved layout shall be carried out in the first planting and seeding season following occupation of the buildings or the completion of the development, (whichever is the earlier) or in accordance with a programme agreed with the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the appropriate British Standards or other recognised Codes of Good Practice, to the satisfaction of the Local Planning Authority. All new planting shall be adequately staked and

and shall be maintained for a period of 5 years. Any trees or plants which, within this period, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or diseased shall be replaced in the next planting season with others of the same species, size and number as previously approved, unless the Local Planning Authority gives written consent to any variation.

Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality in accordance with Policy EN1 of the Local Plan.

5) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation, a schedule of equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles, isolux diagrams) and a written assessment of the impact of such a scheme. The approved scheme shall be carried out in accordance with the approved details and maintained thereafter and no further lighting shall be introduced into the site without the prior approval of the local planning authority.

In the interests of amenity in accordance with Policy EN1 of the Local Plan.

6) The development shall achieve a Code for Sustainable homes minimum rating of level 3. Evidence shall be provided to the Local Authority:

i) Prior to the commencement of development, of how it is intended the development will achieve a Code for Sustainable Homes Design Certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority; and

ii) Prior to the occupation of the development, that the development has achieved a Code for Sustainable Homes post construction certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority.

In the interests of environmental sustainability and reducing the risk of climate change as supported in , policies CC2 & CC4 of the South East Plan 2009 and Policy SP2 of the Core Strategy.

7) No development shall take place until full details of a scheme of Biodiversity enhancement have been submitted to and approved by the local planning authority. The approved details shall be implemented in full and maintained thereafter.

To ensure that the proposed development will not have a harmful impact on protected species and habitats, and wider biodiversity, in accordance with Policy NRM5, of the South East Plan 2009 and guidance in National Planning Policy Framework 2012.

8) Demolition or construction works shall not take place outside 0700 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.

To prevent disturbance to nearby residential properties in accordance with Policy EN1 of the Local Plan.

9) No development shall take place until a construction method statement, including details of temporary on-site parking of vehicles, loading and unloading of materials, storage of plant and materials and traffic management have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved method statement.

To mitigate the impact during construction relating to highways safety and neighbouring amenities, in accordance with policy EN1 of the Sevenoaks District Local Plan.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development shall be carried out within Classes A, B, C, D, E, G, H of Part 1 of Schedule 2, Classes A, B of Part 2 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), to without prior approval of the Local Planning Authority.

To safeguard the visual amenity of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

11) Before the use or occupation of the development hereby permitted, the car parking and turning areas shown on the approved 1135/02 received on 30/03/12 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.

12) The developer or successors in title shall arrange for a watching brief to be undertaken by an archaeologist approved by the local planning authority so that excavation is observed and items of interest and finds are recorded. No works shall start on site until a written programme and specification for the work has been submitted to and approved in writing by the local planning authority.

To investigate and record archaeological features as supported by Policy EN25A of the Sevenoaks District Local Plan.

13) The development hereby permitted shall be carried out in accordance with the following approved plans: 1135/02, 1135/03, 1135/04, 1135/05, 1135/06 Rev. A, 1135/07 Rev.A, 1135/08 Rev.B, 1135/09 Rev.A, 1135/10, 1135/11, 1135/12.

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

Informative

1) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public

network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

72. SE/12/01530/CAC - Cavendish House, Clenches Farm Road, Sevenoaks TN13 2LU

Conservation Area Consent was sought to demolish the existing dwelling and attached garage. The site was within the Kippington Road Conservation Area and had been identified in the Kippington Road and Oakhill Road CAMP as “contributing to character”.

Officers informed the Committee that the existing structures were considered a heritage asset under section 12 of the National Planning Policy Framework and, unless a particular exemption applied, there was a presumption against demolition. Demolition would detract from the character and appearance of the Conservation Area.

Members’ attention was drawn to the tabled Late Observations sheet.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Justine Digweed
Parish Representative:	-
Local Member:	Cllr. Mrs. Hunter

In light of comments by the speakers, Members requested that Officers clarify whether the applicant had submitted any evidence to indicate whether the existing buildings were structurally unsound. No such documents had been received. Members believed this information was required before a decision could be made, due to the weight put on this matter by the public speakers.

It was MOVED by the Vice-Chairman and was duly seconded that the applications both for Conservation Area Consent and Planning Permission be deferred for the applicant to produce a full structural survey.

Officers clarified that they would need time to consider any such evidence once received.

The motion was put to the vote and there voted –

12 votes in favour of the motion

2 votes against the motion

Resolved: That the application for Conservation Area Consent be deferred for the applicant to produce a full structural survey.

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73. SE/12/01529/FUL - Cavendish House, Clenches Farm Road, Sevenoaks TN13 2LU

Resolved: That the application for Planning Permission be deferred for the applicant to produce a structural survey.

THE MEETING WAS CONCLUDED AT 9.17 PM

CHAIRMAN