

## **DEVELOPMENT CONTROL COMMITTEE**

Minutes of the meeting held on 13 December 2012 commencing at 7.00 pm

Present: Cllr. Mrs. Dawson (Chairman)

Cllr. Williamson (Vice-Chairman)

Cllrs. Brookbank, Brown, Clark, Davison, Dickins, Gaywood, Ms. Lowe, McGarvey, Mrs. Parkin, Scholey and Miss. Thornton

Apologies for absence were received from Cllrs. Mrs. Ayres, Cooke, Orridge, Piper and Underwood

Cllrs. Mrs. Davison and Horwood were also present.

### 99. Minutes

Resolved: That the minutes of the meeting of the Development Control Committee held on 29 November 2012 be approved and signed by the Chairman as a correct record.

### 100. Declarations of Interest or Predetermination

Cllr. McGarvey clarified that he knew the applicant and neighbours for item 4.1 SE/12/02560/FUL - Land Adj To Lane End, Sparepenny Lane, Eynsford DA4 0JJ and he had also acted as a temporary Deputy Clerk to Eynsford parish council. He would, however, be considering the application afresh.

### 101. Declarations of Lobbying

There were no declarations of lobbying.

### Reserved Planning Applications

The Committee considered the following application:

### 102. SE/12/02560/FUL - Land Adj To Lane End, Sparepenny Lane, Eynsford DA4 0JJ

The proposal sought permission for the erection of a two bedroom detached, single storey dwelling with ancillary garage and access drive. It was proposed that the dwelling would be located approximately 13m back from Sparepenny Lane and positioned centrally on the plot. The site was located in the Metropolitan Green Belt and within an Area of Outstanding Natural Beauty. The site was located just outside the village envelope of Eynsford.

Officers considered that the proposal constituted inappropriate development and could not be considered as infill development and so the proposal would cause harm to the Green Belt. In addition the size, design and siting of the proposal cause harm to the openness and visual amenities of the surrounding Green Belt. No very special

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circumstances had been made by the applicants to outweigh this harm and justify the development. The proposal was also considered to be harmful to the character and appearance of the area and the protected landscape of the AONB.

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

The Committee was addressed by the following speakers:

Against the Application:	Philip Norris
For the Application:	Jeff Haskins
Parish Representative:	Phillip Ward
Local Member:	Cllr. Horwood

In response to a question the public speaker against the application informed the Committee the applicant had submitted 5 planning applications for the site since 1994.

Officers confirmed the ridge height of the proposed dwelling was 6.1m. The ridge height of Sydenham Cottage to the south was 6m and Lane End to the north was 8.7m.

It was MOVED by the Chairman and was duly seconded that the recommendation in the report, as amended by the Late Observations Sheet, to refuse permission be adopted.

It was noted that paragraph 79 of the National Planning Policy Framework set the aim of Green Belt policy as preventing urban sprawl. Although there was an exemption for limited infilling within villages the present site was outside the boundary of the settlement.

No very special circumstances had been made out to outweigh the harm caused to the Green Belt. Although the applicants had made an offer of an Affordable Housing contribution, the proposed dwelling did not fit into the Council's planning definition of Affordable Housing.

A Member suggested the Council may in future need to consider whether to reconsider its planning policies in circumstances where a site already had development on either side of it. Officers clarified that they were keen on Members' views. Each site should be considered on its own merits but in this case the village envelope had been drawn tightly as there was a distinct change in character when leaving the village.

An alteration to the motion was agreed to add that the proposal was also contrary to Policy EN1 of the Sevenoaks District Local Plan due to the bulk, height and scale of the proposal.

The motion was put to the vote and it was unanimously –

Resolved: That planning permission be REFUSED for the following reasons:-

The land lies within the Metropolitan Green Belt where strict policies of restraint apply. The proposal would be inappropriate development harmful to the

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maintenance of the character of the Green Belt and to its openness. No very special circumstances have been put forward in this case that clearly outweigh the harm to the Green Belt. In this respect the proposal is considered to conflict with policies SP5 of the South East Plan, policy LO8 of the Sevenoaks Core Strategy and the advice and guidance in the National Planning Policy Framework 2012.

The land lies within an Area of Outstanding Natural Beauty. The proposal by way of loss of hedgerow, increase in activity and domestication of the site, would detract from the character, appearance and natural beauty of the area and the character of the protected landscape. This conflicts with policy C3 of the South East Plan, policy EN1 and LO8 of the Sevenoaks Core Strategy and the advice and guidance within the National Planning Policy Framework.

The proposed development makes no provision for a contribution towards the Councils Affordable Housing initiative and nor has it been demonstrated that such a contribution would render the scheme unviable. This scheme is therefore contrary to the provisions of policy SP3 of the Sevenoaks Core Strategy and policy H3 of the South East Plan.

THE MEETING WAS CONCLUDED AT 7.42 PM

CHAIRMAN

