

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 31 March 2021 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Reay (Vice Chairman)

Cllrs. Ball, Barnett, Cheeseman, Perry Cole, Coleman, P. Darrington, Hudson, Hunter, Layland, McGarvey, Osborne-Jackson, Pett, Purves, Raikes, and Roy

Apologies for absence were received from Cllrs. Brown and Hogarth

Cllrs. Fleming, London and Thornton were also present.

164. Minutes

Resolved: That the Minutes of the meeting held on 11 March be approved and signed by the Chairman as a correct record.

165. Declarations of Interest or Predetermination

Cllr Raikes declared for Minute 169 - 20/03395/Ful - 40 High Street, Sevenoaks, Kent TN13 1JG and Minute 170 - 20/03396/LBCALT - 40 High Street, Sevenoaks, Kent TN13 1JG that as a member of the Sevenoaks Town Council he had previously looked at the applications but would remain open minded.

166. Declarations of Lobbying

Cllr McGarvey declared for reasons of transparency that he had been asked to read out Cllr Grint's speech for Minute 171 - 20/03739/HOUSE, Rosewood, Stonehouse Road, Halstead Kent TN147HN.

UNRESERVED PLANNING APPLICATIONS

There were no public speakers against the following item and no Member reserved the item for debate, therefore, in accordance with Part 7.3(e) of the constitution the following matter was considered without debate:

167. 21/00089/MMA - Somerset Lodge, 12 Westerham Road, Bessels Green KENT TN13 2PU

The proposal sought permission for minor material amendment to 20/02399/HOUSE. The application had been referred to the Committee as the applicant was an employee of Sevenoaks District Council.

Development Control Committee - 31 March 2021

It was moved by the Chairman and duly seconded that the recommendations within the report, be agreed.

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/20/002399/HOUSE.

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

- 2) The materials to be used in the construction of the development shall match those stated on the application form submitted with application number 20/02399/HOUSE.

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

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: KBC/20/145/01, KBC/20/145/21

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

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

168. 20/03567/MMA - 14 The Old Garden, Chipstead, Kent TN13 2RJ

The proposal sought planning permission for an amendment to 17/00872/HOUSE. The application had been referred to the Committee by Councillor London due to the increase in size of the proposal not representing a minor material amendment and the adverse impact in respect to neighbours amenities in terms of overlooking and loss of light.

Members' attention was brought to the main agenda papers and late observation sheet which proposed an additional condition.

The Committee was addressed by the following speakers:

Against the Application:	Giles Chapman
For the Application:	-
Parish Representative:	Parish Cllr Nigel Williams
Local Members:	Cllr London

Development Control Committee - 31 March 2021

Members asked questions of clarification from the speakers and officers with particular focus on the percentage increase in comparison to the previously approved planning permission.

It was moved by the Chairman and duly seconded that the recommendations within the report, be agreed.

Members discussed the application.

The motion was put to the vote and it was

Resolved: That planning permission be granted subject to the following conditions

- 1) The materials to be used in the construction of the development shall be those indicated on the application form of 17/00872/HOUSE.

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

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 100/01A, 03A, 04.

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

- 3) No development shall begin on site until details showing how the proposed foundation and any service entries will be designed or suitably protected to prevent the ingress of ground gases has been submitted to and approved in writing by the Local Planning Authority. Any proposed scheme shall then be completed in accordance with the approved details before the first occupation of the development.

In the interest of public health as support by the National Planning Policy Framework.

169. 20/03395/FUL - 40 High Street, Sevenoaks, KENT TN13 1JG

The proposal sought planning permission for the conversion of building from office to residential use by the creation of 4 flats (3 x 1 bedroom and 1 x 2 bedroom). Creation of basement flat and internal alterations. Removal of bat window to front elevation and replacement with a new window. The application had been referred to the Committee by Cllr Fleming on the grounds of design and impact on the character and appearance of the area (paragraphs 127, 128, 130 and 131 of the NPPF) and the impact on heritage assets (paragraphs 189, 192, 193 and 194 of the NPPF).

Members' attention was brought to the main agenda papers and late observation sheet which amended condition 3 and recommended an additional condition (5).

Development Control Committee - 31 March 2021

The Committee was addressed by the following speakers:

Against the Application:	Nick Chard
For the Application:	Colin Smith
Parish Representative:	-
Local Members:	Cllr Fleming

Members asked questions of clarification from the speakers and officers which included the dating of the bay window, matching of the materials, traffic management plans and space standards. Members were advised that an additional condition had been proposed regarding materials and that the council had not adopted national space standards policy. It was noted that the terrace row had a mix of 6 x 6 and 2 x 2 windows on the first and second floors.

It was moved by the Chairman and duly seconded that the recommendations within the report as amended by the late observations, be agreed.

Members discussed the application and the inclusion of extra conditions.

It was moved by Councillor Reay and duly second that the additional conditions for a construction management plan be agreed in consultation with the local members; future occupants not be eligible for the council's parking permit scheme and the second floor window that connected to the terrace be non-opening, be added should planning permission be granted.

The amendment was put to the vote and was carried.

After further debate the substantive 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: 2038-01, 2038-02, 2038-03, 2038-04, 2038-05, 2038-06, 2038-07A, 2038-08A, 2038-09B, 2038-10A and 2038-11A.

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

Development Control Committee - 31 March 2021

- 3) Prior to the commencement of works to the external walls, specifications (including, where applicable, size, colour, texture, profile, finish, bonding and pointing) and a sample panel of 1metre square of the external surface materials of the development (brickwork to front elevation) will be submitted to and approved in writing by the Council.

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) The existing first floor flat roof area on the east facing rear elevation shall not be used as private amenity space in relation to the development hereby approved. Access shall only be retained for safety and maintenance purposes.

To safeguard the privacy of neighbouring residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 5) Prior to the commencement of works, mitigation measures regarding providing adequate air quality and noise protection will be submitted in writing to the Local Planning Authority. The approved mitigation measures shall be implemented prior to first occupation.

To ensure that the noise levels in habitable rooms meet the requirements of BS 8233:2014 and that future residents are not exposed to harmful levels of air pollution, to protect the amenity of future occupants.

- 6) Prior to the commencement of works a Construction Management Plan shall be submitted to and approved in writing by the local planning authority, in consultation with the local ward members. The management plan shall include the following: (a) Parking for construction and delivery vehicles and site personnel, (b) Timing of deliveries, (c) Construction hours. The proposed development shall be carried out in accord with the approved management plan at all times.

In the interest of Highway Safety and neighbouring amenity in accord with policies EN2, EN7 and T1 of the Sevenoaks District Council Allocation and Development Management Plan.

- 7) The Council operates a residential parking permit scheme, for which the future occupants would not be eligible.

In the interest of vehicular parking and permit availability in accord with policy T2 of the Sevenoaks District Council Allocation and Development Management Plan.

Development Control Committee - 31 March 2021

- 8) The second floor window on the rear facing eastern elevation that connects to the flat roof terrace area shall be fixed shut and non-opening at all times.

To prevent the flat roof area being used as a private amenity terrace to safeguard the residential amenities of neighbouring properties in accord with policy EN2 of the Sevenoaks District Council Allocation and Development Management Plan.

170. 20/03396/LBCALT - 40 High Street, Sevenoaks, KENT TN13 1JG

The proposal sought listed building consent for conversion of building from office to residential use by the creation of 4 flats (3 x 1 bedroom and 1 x 2 bedroom). Creation of basement flat and internal alterations. Removal of bay window to front elevation and replacement with a new window. The application had been referred to the Committee by Cllr Fleming on the grounds of the impact on heritage assets (paragraphs 189, 192, 193 and 194 of the NPPF).

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: Nick Chard
For the Application: Colin Smith
Parish Representative:
Local Members: Cllr Fleming

It was moved by the Chairman and duly seconded that the recommendations within the report, be agreed.

The motion was put to the vote and it was

Resolved: That Listed Building Consent be granted subject to the following conditions

- 1) The works to which this consent relates shall begin before the expiration of three years from the date of this consent.

In pursuance of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 2038-01, 2038-02, 2038-03, 2038-04, 2038-05, 2038-06, 2038-07A, 2038-08A, 2038-09B, 2038-10A and 2038-11A.

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

Development Control Committee - 31 March 2021

- 3) Prior to the commencement of works to the external walls, specifications (including, where applicable, size, colour, texture, profile, finish, bonding and pointing) and a sample panel of 1metre square of the external surface materials of the development (brickwork to front elevation) will be submitted to and approved in writing by the Council.

To maintain the integrity and character of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 4) Prior to the commencement of works, window details (including architrave, frame, heads, glazing bars and mouldings, reveal, cill, lintel and method of opening) shown in elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5, will be submitted to and approved in writing by the Council.

To maintain the integrity and character of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 5) Prior to the commencement of works to the boundary treatment(s), plan and elevation drawings at a scale of 1:50 detailing the positions, height, design, materials and type of proposed boundary treatments will be submitted to and approved in writing by the Council.

To maintain the integrity and character of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 6) Prior the commencement of works, specifications, including section drawings, of all rainwater goods (and any external soil or waste pipes) will be submitted to and approved in writing by the Council.

To maintain the integrity and character of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 7) Historic chimneypieces and the original internal doors should be retained and protected during works.

To maintain the integrity and character of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

171. 20/03739/HOUSE - Rosewood, Stonehouse Road, Halstead KENT TN14 7HN

The proposal sought planning permission for the removal of existing 2.5m high gazebo framework. Erection of a single storey, flat roof, open sided garden room.

Development Control Committee - 31 March 2021

The application had been referred to the Committee by Councillor Grint due to the impact on neighbouring properties and the openness of the Green Belt.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: Joseph D'Souza

For the Application: -

Parish Representative: -

Local Members: Cllr Grint (submission read by Cllr McGarvey)

Members asked questions of clarification from the speakers and officer.

It was moved by the Chairman and duly seconded that the recommendations within the report, be agreed.

Members discussed the application.

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: 1556/P4; 1556/P3

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

THE MEETING WAS CONCLUDED AT 9.03 PM

CHAIRMAN