

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 16 December 2021 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice Chairman)

Cllrs. Ball, Barnett, Perry Cole, P. Darrington, Edwards-Winser, Hudson, Hunter, Osborne-Jackson, Pett and Reay

Apologies for absence were received from Cllrs. Brown, Cheeseman, Coleman, Hogarth, McGarvey and Purves

Cllrs Fleming, McGarvey and Thornton were present via a virtual media platform, which does not constitute attendance as recognised by the Local Government Act 1972.

50. Minutes

Resolved: That the Minutes of the Development Control Committee held on 18 November 2021, be approved and signed as a correct record.

51. Declarations of Interest or Predetermination

There were no declarations of interest or predetermination.

52. Declarations of Lobbying

There were none.

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 matters were considered without debate:

It was moved by the Chairman that the recommendations as set out within the reports be agreed.

53. 21/03546/CONVAR - White Oak Leisure Centre, Hilda May Avenue, Swanley KENT BR8 7BT

The proposal sought planning permission for the variation of condition 10 of permission 19/02951/HYB to allow for a temporary car park layout using part of the existing car park, until the old leisure centre is demolished for the new car

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park. The application had been referred to the Committee as the applicant was Sevenoaks District Council.

Resolved: That planning permission be granted for the variation of Condition 10 of planning permission 19/02951/HYB as follows:

- 1) The levels for the leisure centre development shall be in accordance with those shown on the approved plans drawing numbers 1689 SBA-XX-XX-DR-A-101D, 1689 SBA-XX-XX-DR-A-0202B, 1689 SBA-XX-XX-DR-A-0203E, 1689 SBA-XX-XX-DR-A-0204D and 1689 SBA-XX-XX-DR-A-511A or alternative levels details of which shall be submitted to and approved in writing by the local planning authority.
To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.
- 2) Details of the residential development relating to the layout, scale and appearance of the proposed buildings, and the landscaping of the site (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development is commenced.
No such details have been submitted.
- 3) The application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of planning permission 19/02951/HYB. The development hereby permitted shall be begun no later than the expiration of two years from the date of approval of the last of the reserved matters.
In Pursuance of section 92(2) of the Town and Country Planning Act 1990.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: 1689 SBA-XX-BO-DR-A-009A, 1689 SBA-XX-00-DR-A-010K, 1689 SBA-XX-01-DR-A-011E, 1689 SBA-XX-02-DR-A-012F, 1689 SBA-XX-XX-DR-A-101D, 1689 SBA-XX-XX-DR-A-0202B, 1689 SBA-XX-XX-DR-A-0203E, 1689 SBA-XX-XX-DR-A-0204D, 1689 SBA-XX-XX-DR-A-0501N (as amended by the non-material amendments approved by the local planning authority under references 21/00635/NMA and 21/03208/NMA), 1689 SBA-XX-XX-DR-A-502C, 1689 SBA-XX-XX-DR-A-508E, 1689 SBA-XX-XX-DR-A-0510B, 1689 SBA-XX-XX-DR-A-511A and SK21957-001.
For the avoidance of doubt and in the interests of proper planning.
- 5) Unless carried out in accordance with the materials approved by the local planning authority on 11.01.2021 under decision reference 20/03351/DETAIL, samples of the materials to be used in the construction of the external surfaces of the new leisure centre building shall be submitted to and approved in writing by the local planning authority prior to installation. The development shall be carried out using the approved materials.
To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.
- 6) No development shall be carried out relating to the new residential development until full details of the materials to be used in the

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construction of the external surfaces of the new residential development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) Unless carried out in accordance with the details of landscaping works approved by the local planning authority on 30.09.2020 under decision reference 20/02417/DETAIL, full details of landscape works shall be submitted to and approved in writing by the local planning authority prior to first use of the new leisure centre building. Those details shall include:- hard landscaping plans (identifying any existing hard standing, new hard standing and details of surfacing materials);- existing boundary treatment to be retained and all proposed boundary treatment; - planting plans (identifying existing planting, plants to be retained and new planting);- a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities);- appropriate pruning works to retained trees;- tree protection measures to be installed during construction; and- a programme of implementation. The development shall be carried out in accordance with the approved details.

To enhance the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 8) If within a period of 5 years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die for both the new leisure centre and the residential development are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 9) The development shall be implemented in accordance with the (i) archaeological field evaluation approved by the local planning authority on 16.06.2020 under reference 20/00933/DETAIL and (ii) the further archaeological investigation approved by the local planning authority on 26.10.2020 under reference 20/02560/DETAIL.

To ensure that features of archaeological interest are properly examined and recorded in accordance with the National Planning Policy Framework.

- 10) Prior to the first use of the leisure centre, the temporary parking spaces shown on 169-SBA-XX-XX-DR-A-0535 Rev C2 shall be made available to users of the leisure centre for a temporary period until such time as the vehicle parking spaces shown on the approved plan 1689 SBA-XX-XX-DR-A-0501N (as amended under non-material amendment 21/00635/NMA and 21/03208/NMA) shall be provided. The latter shall be permanently retained thereafter unless otherwise agreed in writing by the local planning authority.

To ensure a permanent retention of vehicle parking for the development as supported by Policy T2 of the Sevenoaks Allocations and Development Management Plan.

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- 11) The provision of parking spaces for the proposed residential development shall be in accordance with the Kent Residential Parking Standards (IGN3) and permanently retained thereafter unless otherwise agreed in writing by the local planning authority.

To ensure a permanent retention of vehicle parking for the development as supported by Policy T2 of the Sevenoaks Allocations and Development Management Plan.

- 12) Unless carried out in accordance with the details approved by the local planning authority on 29.04.2020 under decision reference 20/00934/DETAIL, prior to the first occupation of the new leisure centre building, details of the secure, covered cycle parking facilities for the development shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved cycle parking facilities shall be maintained thereafter.

To ensure a permanent retention of cycle parking for the development as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 13) Prior to the first occupation of the new residential development, details of secure, covered cycle parking facilities for the development shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved cycle parking facilities and shall be maintained thereafter.

To ensure a permanent retention of cycle parking for the development as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 14) Prior to the first use of the permanent car park to serve the new leisure centre, visibility splays of 33m x 2.4m x 33m shall be provided and maintained thereafter at the vehicular access to serve the development, with no obstructions over 1.05m above carriageway level within the splays. These shall be carried out in accordance with the details approved by the local planning authority on 29.04.2020 under decision reference 20/00935/DETAIL.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 15) Prior to the first use of the new residential development, visibility splays of 33m x 2.4m x 33m shall be provided and maintained thereafter at both respective vehicular access to serve the development, with no obstructions over 1.05m above carriageway level within the splays.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 16) Unless carried out in accordance with the Travel Plan approved by the local planning authority on 5.10.2020 under decision reference 20/02206/DETAIL, the leisure centre shall not be brought into use until a Travel Plan to reduce dependency on the private car has been submitted to and approved in writing by the local planning authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

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To reduce dependency on the private car as supported by the National Planning Policy Framework.

- 17) The construction of the new leisure centre shall be carried out in accordance with the details approved by the local planning authority on 29.04.2020 under reference 20/00936/DETAIL, unless an alternative Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall include the following: (a) Routing of construction and delivery vehicles to / from site (b) Parking and turning areas for construction and delivery vehicles and site personnel (c) Timing of deliveries (d) Provision of wheel washing facilities (e) Temporary traffic management/signage. The Construction Management Plan shall be fully adhered to during the course of the construction phase.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 18) Prior to the commencement of residential development on the site a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include the following: (a) Routing of construction and delivery vehicles to / from site (b) Parking and turning areas for construction and delivery vehicles and site personnel (c) Timing of deliveries (d) Provision of wheel washing facilities (e) Temporary traffic management/signage. The Construction Management Plan shall be fully adhered to during the course of the construction phase.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 19) Unless carried out in accordance with the details approved by the local planning authority on 22.03.2021 under decision reference 21/00292/DETAIL, prior to the first occupation of the new leisure centre development details of the electric charging points to be provided for the development 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 and maintained thereafter.

To encourage the use of low emission vehicles, in accordance with Policy T3 of the Sevenoaks Allocations and Development Management Plan.

- 20) Prior to the first occupation of the new residential development details of the electric charging points to be provided for the development 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 and maintained thereafter.

To encourage the use of low emission vehicles, in accordance with Policy T3 of the Sevenoaks Allocations and Development Management Plan.

- 21) From the commencement of the development, all measures will be carried out as detailed within section 6.1.2 of the Preliminary Ecological Appraisal & Bat Emergence Survey (Ecologic September 2019).

To ensure the long term retention of bats on the site and in the local area in accordance with policy SP11 of the Sevenoaks Core Strategy.

- 22) Unless an alternative scheme is submitted to and approved in writing by the local planning authority, the development shall be carried out in accordance with details of how the development will enhance

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biodiversity approved by the local planning authority on 30.09.2020 under decision reference 20/01653/DETAIL. The submitted details shall include integrated bird nesting bricks and the planting of native species. The approved details shall be implemented and thereafter retained.

To ensure the development provides a net gain to biodiversity enhancements as supported by the National Planning Policy Framework.

23) If emptying the swimming pools into a public sewer the pools shall be emptied overnight in dry periods and the discharge rate shall not exceed a flow rate of 5 litres/second into the public sewer network.

To avoid overloading the drainage system in accordance with the National Planning Policy Framework.

24) Unless carried out in accordance with the details approved by the local planning authority on 04.06.2020 under decision reference 20/00937/DETAIL, a detailed sustainable surface water drainage scheme for the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of works on the drainage scheme. The detailed drainage scheme shall be based upon the Drainage Strategy dated October 2019 by Furness Partnership and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters. - appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker. The drainage scheme shall be implemented in accordance with the approved details.

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding as supported by the National Planning Policy Framework.

25) Prior to the commencement of the works to erect the new residential development, a detailed sustainable surface water drainage scheme for the site shall be submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall be based upon the Drainage Strategy dated October 2019 by Furness Partnership and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters. - appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future

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adoption by any public body or statutory undertaker. The drainage scheme shall be implemented in accordance with the approved details. To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding as supported by the National Planning Policy Framework.

26) No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the local planning authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of the National Planning Policy Framework.

27) Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the local planning authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

28) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

To avoid the potential risks associated with the use of piling where contamination is an issue as supported by the National Planning Policy Framework.

29) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the local planning authority.

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To avoid the potential for unexpected contamination impacting the development in accordance with the National Planning Policy Framework.

30) On completion of the works to construct the permanent car park (part 2 of the leisure centre site), a contamination validation report, demonstrating that all remedial and precautionary measures have been taken during the course of construction, shall be submitted to and approved in writing by the local planning authority. [The contamination validation report relating to the works to construct the new leisure centre (part 1 of the leisure centre site) was approved by the local planning authority on the 08.10.2021 under decision reference 21/02060/DETAIL].

To demonstrate that the development has not caused contamination to the site in accordance with the National Planning Policy Framework.

31) On completion of the works to construct the new residential development a ground contamination validation report, demonstrating that all remedial and precautionary measures have been taken during the course of construction, shall be submitted to and approved in writing by the local planning authority.

To demonstrate that the development has not caused contamination to the site in accordance with the National Planning Policy Framework.

32) During the operation of the leisure centre building, the level of music emitted from the site measured as an LAeq,T shall not be less than 10 dB below the background sound level (measured as LA90,T) at any time. In addition, the music emitted measured as Leq,T in the 63 Hz and 125 Hz octave bands, shall not be less than 10 dB below the corresponding background sound level (measured as L90,T) in these octave bands. All measurements shall be made at the nearest residential receptor to the site.

To safeguard the residential amenity of the occupiers of existing and proposed nearby properties as supported by the National Planning Policy Framework.

33) During the operation of the leisure centre building, the Rating Level (determined as defined in BS 4142:2014 Methods for rating and assessing industrial and commercial sound, at the nearest residential receptor) of noise from all plant, operating at its maximum design duty shall not exceed the Background Sound Level at any time.

To safeguard the residential amenity of the occupiers of existing and proposed nearby properties as supported by the National Planning Policy Framework.

34) Unless carried out in accordance with the details approved by the local planning authority on 14.09.2020 under decision reference 20/02108/DETAIL, prior to the first use of the new leisure centre building, details of mitigation measures to minimise the impact of vehicle emission on the nearby Air Quality Management Area 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 and retained thereafter.

To avoid increasing vehicle emissions within the Air Quality Management Area as supported by the National Planning Policy Framework.

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- 35) Unless carried out in accordance with the details approved by the local planning authority on 19.02.2021 under decision reference 21/00064/DETAIL, prior to the first occupation of the new leisure centre development, full details of a lighting scheme for the site 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 safeguard the character and appearance of the area and the residential amenity of the occupiers of existing and proposed nearby properties as supported by policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

- 36) Prior to the first occupation of the new residential development full details of a lighting scheme for the site 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 safeguard the character and appearance of the area and the residential amenity of the occupiers of existing and proposed nearby properties as supported by policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

- 37) Unless carried out in accordance with the details approved by the local planning authority on 08.06.2021 under decision reference 21/00114/DETAIL, prior to the first occupation of the new leisure centre building, a scheme for crime prevention 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.

In order to design out crime within the development and the surrounding area as supported by the National Planning Policy Framework.

- 38) Prior to the first occupation of the new residential development a scheme for crime prevention 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.

In order to design out crime within the development and the surrounding area as supported by the National Planning Policy Framework.

- 39) No development shall be carried out in relation to the new residential development until full details of the required alterations to the White Oak Indoor Bowls Centre building have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To safeguard the character and appearance of the area and the residential amenity of the occupiers of existing and proposed nearby properties as supported by policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

54. 21/03318/DETAIL- The Castle House, Sevenoaks Road, Otford KENT TN14 5PB

The proposal sought planning permission for details pursuant to condition 2 (roof lights) of planning permission 21/02431/LBCALT. The application had been referred to the Committee as the applicant was a District Councillor.

Resolved: That Condition 2 pursuant to 21/02431/LBCALT be discharged.

55. 21/03246/DETAIL - The Castle House, Sevenoaks Road, Otford KENT TN14 5PB

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The proposal sought planning permission for details pursuant to condition 3 (window details) of planning permission 21/02431/LBCALT. The application had been referred to the Committee as the applicant was a District Councillor.

Resolved: That condition 3 pursuant to 21/02431/LBCALT be discharged.

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning application:

56. 21/02144/FUL - Sunny Hatch, 91 Hitchen Hatch Lane, Sevenoaks KENT TN13 3BD

The proposal sought planning permission for the demolition of existing building and erection of an apartment block containing 7 flats (6 x 2 bedroom & 1 X 3 bedroom) with basement car park and associated cycle parking, refuse storage facilities and amenity areas. The application had been referred to the Committee by Cllr Fleming on grounds of impact on neighbouring amenity and access arrangements. Members' attention was brought to the main agenda papers and late observation sheet which did not amend the Officers' recommendation.

The Committee was addressed by the following speakers:

Against the Application: Susan Strand

For the Application: Joe Alderman

Parish Representative: -

Local Members: Cllr Fleming

Members asked questions of clarification from the speakers and officers. It was confirmed by Officers that it would be possible to amend condition 4.

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

It was moved, and duly seconded that condition 4 be amended to take effect at commencement.

The motion was put to the vote and it was agreed.

It was moved, and duly seconded that the protection of the proposed soft landscaping under condition 3 be amended from a period of 5 years to period of 10 years.

The motion was put to the vote and it was agreed.

Debate continued on the substantive motion.

Debate continued on the substantive motion, and discussions focussed on the drainage of the site.

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It was moved and duly seconded for an additional condition for details of the drainage be submitted and approved prior to commencement.

The motion was put to the vote and it was agreed.

Debate continued on the substantive motion and centred on alternative green power sources for the development. Members were advised that as there was no specific local policy in place it would be hard for a condition to be enforced regarding green alternatives.

It was moved and duly seconded that an informative be included that the applicant be advised to explore all reasonable measures for the use of green energy sources.

The motion was put to the vote and it was agreed.

Debate continued on the substantive motion, with discussions focussing on the car parking spaces available and whether each parking space would have an electrical charging point.

It was moved and duly seconded that condition 7 be amended to include that each parking space should have an electric charging socket point available.

The motion was put to the vote and it was agreed.

Debate continued on the substantive motion.

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: 103-PD-03, 103-PD-04 and the Design & Access Statement received 01/07/2021 along with the amended plans 103-PD-01 REV G, 103-PD-02 REV E and 103-PD-05 REV B all received 14/09/2021.

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

- 3) No flat shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:

-planting plans - identifying existing planting, plants to be retained and new planting (including more planting to the north east of the site);

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-schedules of new plants (noting species, size of stock at time of planting and proposed number/densities where appropriate); and
-a programme of implementation and protection of the proposed soft landscaping for a minimum of 10 years.

All hard and soft landscape works shall be carried out in accordance with the approved details and programme of implementation.

To preserve the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan and part H04 of the Sevenoaks Residential Character Area Assessment.

- 4) At commencement of development the visibility splays shown on the approved site plan shall be provided and anything which obstructs visibility at any height greater than 1 metre above the surface of the adjoining carriageway has been removed. Thereafter the visibility splays shall be maintained free from obstruction at all times.

In the interest of highway safety.

- 5) No development above the damp proof course shall take place until details of the proposed traffic light system for the basement parking shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully operational prior to first occupation and retained thereafter.

In the interest of highway safety and to accord with policy T2 of the ADMP.

- 6) No development, including any works of demolition or preparation works prior to building operations, shall take place on site until a Construction and Construction Transport 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 and turning areas for construction and delivery vehicles and 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, (e) Provision of boundary security hoarding behind any visibility zones, (f) Wheel washing facilities, (g) Measures to control the emissions of dust and dirt during construction, (i) Hours of operation, (j) Temporary traffic management / signage, (k) Routing of construction and delivery vehicles to / from site, (L) Timing of deliveries. The development shall be carried out in accordance with the approved construction management plan and details.

To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policy T1 of the Sevenoaks Allocations and Development Management Plan and the amenity of local residents in accordance with policy EN2 of the Sevenoaks Allocation and Development Management Plan.

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- 7) Prior to occupation of any of the flats hereby approved the parking spaces shall be provided with an electrical socket with suitable voltage and wiring for the safe charging of electric vehicles within the residential curtilage prior to its first occupation and maintained thereafter.

To allow for the use of low carbon emission vehicles and to accord with policy T3 of the ADMP.

- 8) No development above damp proof course shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 9) Notwithstanding the parking layout shown on drawing 103-PD-02 REV E, details of revised parking layout shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development above damp proof course.

To ensure suitable parking provisions are provided in accordance with policy T2 of the ADMP.

- 10) Prior to completion of the development a schedule of biodiversity enhancement that includes a plan showing their locations shall be submitted to and approved by the Local Planning Authority and completed in full prior to the occupation of the any dwelling hereby approved. The scheme shall be implemented in accordance with the approved details.

To provide opportunities to conserve and enhance biodiversity on the site, in accordance with Policy SP11 of the Core Strategy.

- 11) Development shall not begin in any phase until a detailed surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of [within the curtilage of the site] without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately

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- managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

Informatives

1. A groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer
2. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
3. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
4. It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.
5. It is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.
6. The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.
7. The applicant is advised to explore all reasonable measures for the use of green energy sources

THE MEETING WAS CONCLUDED AT 8.05 PM

CHAIRMAN