

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 10 September 2020 commencing at 5.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Reay (Vice Chairman)

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

Apologies for absence were received from Cllrs. Ball and Hogarth

Cllrs. Esler, London and Maskell were also present.

97. Minutes

Resolved: That the Minutes of the Development Control Committee held on 20 August 2020, be signed by the Chairman as a correct record.

98. Declarations of Interest or Predetermination

Councillor P. Darrington declared that for Minute 101 - 19/02387/FUL - 17 High Street Swanley, Kent BR8 8AE that he had considered the application before with Swanley Town Council but remained open minded.

99. Declarations of Lobbying

All Members declared that they had been lobbied in respect of Minute 101 - 20/01170/FUL - Land South of Force Green Farm, Force Green Lane, Westerham Kent TN16 2DN

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

100. 20/01170/FUL - Land South Of Force Green Farm, Force Green Lane, Westerham Kent TN16 2DN

The proposal sought planning permission for the conversion and change of use of an existing agricultural building and land to a dog day care business (sui generis). The application had been referred to the Committee by Councillor Esler on the grounds that the noise from the proposal would impact residential amenity and the development would also impact highways safety.

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Members' attention was brought to the main agenda papers and late observation sheet, which included an additional informative but did not amend the recommendation.

The Committee was addressed by the following speakers:

Against the Application: Linda Bunyer
For the Application: Bruce Casilis
Parish Representatives: Town Cllr Deborah Coen
Local Members: Cllr Esler and Cllr Maskell

Members asked questions of clarification of the speakers and officers. It was confirmed that 130 dogs was the maximum number of dogs on site with 7 vans in use at peak capacity. Members' attention was brought to condition 5 for submitted detailed noise management plan.

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

Members debated the application, some members raised concerns for noise made by the proposal of 130 dogs on site and traffic management but it was noted that there were conditions to help mitigate noise and travel disruption. An amendment was moved by Councillor Hunter and duly seconded that an additional condition (12) be added requesting to limit the number of dogs at the site to a maximum of 130.

The amendment was put to the vote and was carried.

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: GA_00, S-02 Rev.B, Proposed Building Layout.

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

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- 3) Prior to the installation of any new exterior materials, full details of the materials to be used in the construction of the external surfaces of the converted building hereby permitted 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 and EN5 of the Sevenoaks Allocations and Development Management Plan.

- 4) The development shall not be brought into use until full details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Those details shall include: -hard landscaping plans (identifying existing hard standing, hard standing to be retained and new hard landscaping); -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); and -a programme of implementation including any necessary protection measures during construction. Only the approved details shall be carried out in the planting season following the completion of the development hereby granted. If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, 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 policies EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

- 5) The development shall not be brought into use until a detailed noise management plan, and any mitigation measures, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plan thereafter.

To safeguard the residential amenity of nearby local residents as supported by the National Planning Policy Framework and policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

- 6) The development 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

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throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

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

- 7) Prior to the commencement of the 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.

- 8) The development hereby permitted shall not begin until the local planning authority has approved in writing a full scheme of works to provide alterations to the entry and egress junctions at Force Green Road/London Road. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

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

- 9) Prior to works commencing on site an ecological mitigation strategy must be submitted to and approved in writing by the local planning authority. The plan must provide the following information:
 - Overview of the proposed mitigation for reptiles, amphibians, breeding birds and hedgehogs;
 - Detailed methodology to implement the mitigation;
 - Timings of the proposed works; and
 - Map showing areas where mitigation will be carried out and receptor site.Details of who will be carrying out the works. The plan must be implemented as approved.

To conserve biodiversity within the site as supported by the National Planning Policy Framework and policy SP11 Sevenoaks Core Strategy.

- 10) Prior to the installation of any external lighting, details of the lighting shall be submitted to and approved in writing by the local planning authority. The lighting plan shall implement the recommendations within the Bats and artificial lighting in the UK document (Bat

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Conservation Trust and Institution of Lighting Professionals) and shall be retained thereafter.

To retain bats within the site and surrounding area as supported by the National Planning Policy Framework and policy SP11 Sevenoaks Core Strategy.

- 11) Within 3 months of works commencing an ecological enhancement plan, detailing what ecological enhancements will be incorporated into the site, shall be submitted to and approval in writing by the local planning authority. The development shall be carried out in accordance with the approved plan.

To enhance biodiversity within the site as supported by the National Planning Policy Framework and policy SP11 Sevenoaks Core Strategy.

- 12) To limit the number of dogs at the site to a maximum of 130.

To safeguard the residential amenity of nearby residents and to preserve highways safety as supported by the National Planning Policy Framework and policies EN1, EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

Informative

The signage shown on the northern elevation of the proposed development does not form part of this planning application. Instead, the applicant would need to consider whether consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) is required for the signage.

101. 19/02387/FUL - 17 High Street, Swanley, Kent BR8 8AE

The proposal sought planning permission for a two storey rear extension, single storey side extension and the conversion of the rear section and upper floors into residential apartments, including associated parking for cars and bicycle, plus refuse collection area. The application had been called to Development Control Committee by Councillor Barnes on the grounds that the proposal would have a lack of parking facilities and there would be access issues to the site.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

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Against the Application: -
For the Application: Jeff Haskins
Parish Representatives: -
Local Members: Cllr Barnes

Members asked questions of clarification from the speakers.

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

Members debated 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: 4407-PD-003 Revision B, 4407-PD-004 Revision C and 4407-PD-005.

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

- 3) The materials to be used in the construction of the development shall be those indicated on the submitted application form.

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.

- 4) The vehicle parking spaces shown on the approved plan drawing number 4407-PD-003 Revision B shall be provided and kept available for such use at all times and no permanent development shall be carried out on the land so shown or in such a position as to preclude vehicular access to the vehicle parking spaces.

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

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- 5) Prior to first occupation of the development hereby approved, details of the electrical charging point for the safe charging of electric vehicles 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.

- 6) The development shall be carried out wholly in accordance with the proposed scheme of sound insulation measures contained within section 4 of the submitted External and Commercial Plant Noise Assessment and shall be maintained as such thereafter.

To safeguard the residential amenity of the future occupiers of the development in accordance with policy EN7 of the Sevenoaks Allocations and Development Plan.

- 7) Prior to the first occupation of the development, full details of appropriate measures to enhance the biodiversity and nature conservation value of 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 and maintained thereafter.

In order to enhance the biodiversity value of the site in accordance with policy SP11 of the Sevenoaks Core Strategy.

Informatives

- 1) 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.

102. 20/01603/HOUSE - 42 Chipstead Park, Sevenoaks, Kent TN13 2SN

The proposal sought planning permission for the demolition of garage, utility room and conservatory. Erection of a two storey side extension and single storey rear extensions and a new garage. The application was referred to Committee by Councillor London on the grounds of overdevelopment, loss of light and loss of privacy.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speaker:

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Against the Application: -
For the Application: -
Parish Representative: -
Local Member: Cllr London

Members asked questions of clarification of the 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 materials to be used in the construction of the development shall be those indicated on the approved plan 1006-P-002 (Rev B).

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.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 1006-P-002 (Rev B) and site plan

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

- 4) The window in the proposed first floor West Side Elevation of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

To safeguard the privacy of the occupants of adjoining properties in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

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103. 20/01942/FUL - Timbers, Chevening Road, Chipstead Kent TN13 2SA

The proposal sought planning permission for the erection of a two-storey three bedroom dwelling. The application had been referred to Development Control Committee by Councillor London on the grounds that it was too much development for a site in greenbelt and AONB in terms of the layout and density of buildings and the design, appearance and materials of the proposed building.

Members' attention was brought to the main agenda.

The Committee was addressed by the following speaker:

Against the Application:	-
For the Application:	-
Parish Representative:	-
Local Member:	Cllr London

Members asked questions of clarification from the Officer.

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

Members considered the application, 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) Prior to development above the damp proof course the details of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted and approved in writing by the local planning authority.

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.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 0238.1 and 0238.3

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

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- 4) The approved dwelling shall not be first occupied until full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall cover: hard surfacing materials; planting plans; boundary treatments; written specification (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate; and implementation timetables. Development shall then be carried out in accordance with the approved details. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

To safeguard the visual appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 5) Prior to the first occupation of the dwelling a universal electric vehicle charging point will be installed for use by the dwelling. It shall be retained and available for use at all times.

To ensure the sustainability of the site in accordance with policy T3 of the Allocations and Development Management Plan.

- 6) No development shall take place until a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

To protect the trees on to the southern part of the site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) Prior to development above the damp proof course the details of all biodiversity enhancements to the site shall be submitted and approved in writing by the local planning authority.

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To enhance the biodiversity of the site as per Policy SP 11 of the Sevenoaks Core Strategy.

- 8) The window located in the north west side elevation shown as a bathroom on plan 238.3 of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and be non-opening unless the opening part of the window is located more than 1.7m above the internal floor level if the room within which the window is located. The window shall be so maintained.

To ensure the protection of the neighbouring amenity as per Policy EN2 of the Sevenoaks Allocations & Development Management Plan.

THE MEETING WAS CONCLUDED AT 7.05 PM

CHAIRMAN