

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 29 April 2021 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Reay (Vice Chairman)

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

Cllrs. Grint and Thornton were also present.

172. Minutes

Resolved: That the Minutes of the Development Control Committee meeting held on 31 March be approved and signed by the Chairman as a correct record.

173. Declarations of Interest or Predetermination

Councillor Coleman declared for Minute 176 - 20/01834/FUL - Newtyehurst Farm, Cowden Pound Road to Truggers Lane, Mark Beech Kent TN8 7DA that she had referred the item to committee following strong objection from the Parish Council, but remained open minded.

174. Declarations of Lobbying

Councillors Ball, Barnett, Cheeseman and Coleman declared they had been lobbied in respect of Minute 176 - 21/00081/FUL - Newtyehurst Farm, Cowden Pound Road To Truggers Lane, Mark Beech Kent TN8 7DA.

All Councillors except for Cllrs Hudson and Perry Cole declared they had been lobbied in respect of Minute 177 - 21/0081/FUL - Land West of Yearling Coppice Farm, Otford Lane, Halstead Kent TN14 7EQ.

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:

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175. 21/00635/NMA - White Oak Leisure Centre, Hilda May Avenue, Swanley KENT BR8 7BT

The proposal sought planning permission for the non-material amendment to 19/02951/HYB. The application had been referred to the Committee because Sevenoaks District Council was the applicant.

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 the alterations be treated as a non-material amendment to the approved scheme and no further planning permission be required in this instance.

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

176. 20/01834/FUL - Newtyehurst Farm, Cowden Pound Road To Truggers Lane, Mark Beech KENT TN8 7DA

The proposal sought planning permission for the proposed conversion of agricultural barns into 12 residential units including the demolition of 2 no. existing residential units and the construction of 2 replacement dwellings. The application had been referred to the Committee by Councillor Coleman on the grounds of concern with regard to the provided marketing details and affordable housing provision provider.

Members' attention was brought to the main agenda papers and late observation sheet, which did not propose any amendments to the recommendation.

The Committee was addressed by the following speakers:

Against the Application: John Hawkridge

For the Application: -

Parish Representative: Cllr Mitzi Quirk

Local Members: -

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.

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Members discussed the application giving consideration to the sustainability of the site due to its location and the timings of the marketing for re-use in employment, and the loss of the employment site. Members also discussed the S106.

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

It was moved by Cllr Pett and duly seconded that planning permission be refused on the grounds of the loss of an employment site and the marketing strategy used, lack of a S106 agreement, transport and design in relation to policy EN1.

The motion was put to the vote and it was

Resolved: That planning permission be refused on the following grounds:

1. Insufficient information had been provided to adequately justify the loss of a non-allocated employment site. The proposal would fail to comply with the National Planning Policy Framework and policy EMP5 of the Sevenoaks District Council Allocation and Development Management Plan.
2. The proposed development would be located in an unsustainable location contrary to the National Planning Policy Framework and policy EN1 of the Sevenoaks District Council Allocation and Development Management Plan.
3. The proposed development would be considered to represent an inappropriate design, which would be out of character of the local area contrary to the National Planning Policy Framework and policy EN1 of the Sevenoaks District Council Allocation and Development Management Plan.
4. The applicant had failed to provide a completed section 106 agreement, for the provision of on-site affordable housing, contrary to the National Planning Policy Framework and policy SP3 of the Sevenoaks District Council Core Strategy.

176. 21/00081/FUL - Land West Of Yearling Coppice Farm, Otford Lane, Halstead KENT TN14 7EQ

The proposal sought planning permission for Land West of Yearling Coppice Farm, Otford Lane, Halstead Kent TN14 7Eq. The application had been referred to the Committee by Councillor Grint who was of the opinion that the proposal does not conserve or enhance the Area of Outstanding Natural Beauty (AONB).

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: -

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For the Application: Tony Kernon
Parish Representative: Cllr Jean Peel
Local Members: Cllr Grint

Members asked questions of clarification from the speakers and officer. Questions centred on uses of the track, materials and conditions.

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

Members discussed the application, and gave consideration to the hardstanding and the chalk base. Concerns were expressed that the hardstanding would not conserve or enhance the character and appearance of the area.

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

It was moved by the Chairman and duly seconded that the planning permission be refused on the grounds of the visual impact on the character of the AONB, and the hardstanding would be inappropriate development which did not conserve or enhance the openness of the land within the green belt, which was contrary to the NPPF.

Resolved: That planning permission be refused on the following grounds:

1. The land lies within an Area of Outstanding Natural Beauty. The incongruous nature of the development would fail to conserve or enhance the character and appearance of that area. This conflicts with the National Planning Policy Framework, policy SP1 of the Sevenoaks Core Strategy and policies EN1 and EN5 of the Sevenoaks Allocation and Development Management Plan.
2. The land lies within the Metropolitan Green Belt where strict policies of restraint apply. The proposal would be inappropriate development harmful to the maintenance of the character of the Green Belt and to its openness. The Council does not consider that any material considerations exist in this case that are sufficient to justify overriding the National Planning Policy Framework and policy L01 of the Sevenoaks Core Strategy.

THE MEETING WAS CONCLUDED AT 8.36 PM

CHAIRMAN