

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of the meeting held on 22 June 2023 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Horwood (Vice-Chairman)

Cllrs. Baker, Ball, P. Darrington, Edwards-Winser, Esler, Hudson, Manston, Purves, Silander, Varley and Williams

Apologies for absence were received from Cllrs. Bayley, Harrison, Hogarth, Malone and Skinner

Cllrs. Grint and Kitchener were also present.

7. Minutes

Resolved: That the Minutes of the Development Management Committee held on 1 June 2023, be approved and signed by the Chairman as a correct record.

8. Declarations of Interest or Predetermination

Cllr. Hudson declared that for Minute 10 - 23/00750/FUL - The Lodge, 1 Top Dartford Road, Hextable Swanley Kent BR8 7SG she had previously considered the matter when discussed by Hextable Parish Council, but that she remained open minded.

9. Declarations of Lobbying

Cllr. Hudson declared that she had been lobbied in respect of Minute 10 - 23/00750/FUL - The Lodge, 1 Top Dartford Road, Hextable Swanley Kent BR8 7SG.

Cllr. Horwood declared that he had been lobbied in respect of Minute 12 - 23/00767/FUL - The Tally Ho, Main Road, Knockholt Sevenoaks Kent TN14 7NT.

RESERVED PLANNING APPLICATIONS:

The Committee considered the following planning applications:

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10. 23/00750/FUL - The Lodge, 1 Top Dartford Road, Hextable Swanley Kent BR8 7SG

The proposal sought planning permission for the change of use from Use Class C3 (dwellinghouse) to Use Class C2 for use as a family assessment centre. The application had been referred to the Committee by Cllr. Kitchener on the grounds the proposed development would result in a loss of neighbour amenity and highway safety.

Member's attention was brought to the main agenda papers and late observation sheet.

The Committee was addressed by the following speakers:

Against the Application: Carolyn Chamberlain

For the Application: Emmanuel Intje

Parish Representative: Cllr. Kitchener

Local Members: Cllr. Kitchener

Members asked questions of clarification from the Speakers and Officers which focused on the foot and car traffic at the site as well as the use of the property. Officers confirmed that the application was specifically designated for use as a family assessment centre and for no other purpose. Any other proposal for the use of the premises would be the subject of a separate application.

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 impact on neighbour amenity and parking provision.

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.

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- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 1 Unnumbered scaled 1:1250 Site location plan and drawing nos. 2022260_PL01, 2022260_PL02.

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

- 3) The premises hereby permitted shall be specifically used for the purpose applied for and for no other purpose (including any other purpose within C2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without re-modification).

So that any other proposal for the use of the premises is the subject of a separate application to be determined on its merits having regard to relevant development plan policies.

11. 23/00901/HOUSE - Twin Oaks, 3 Kilnwood, Halstead Sevenoaks Kent TN14 7EW

The proposal sought planning permission for a two-storey side and garage extension with steps. The application had been referred to the Committee by Cllr. Grint due to concerns regarding overdevelopment and impact on the neighbouring properties in Meadway.

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

The Committee was addressed by the following speakers:

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|--------------------------|-------------|
| Against the Application: | - |
| For the Application: | Mr Yussuf |
| Parish Representative: | John Ridout |
| Local Members: | Cllr. Grint |

Members asked questions of clarification from the officers on the scale of the development and potential visual intrusion from the east facing first floor window into the neighbouring amenity. The Case Officer explained that the application was a revised scheme which included a reduced roof height. It was considered to be more sympathetic in its form and design than the previously approved scheme. He

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informed Members that the east facing rear-window was set back from the boundary and was fronted by a single story flat roof.

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

Members discussed the application. Members considered the bulk and scale of the proposals and whether the east facing first floor window would cause a loss of privacy for the neighbouring amenity.

An amendment was moved and it was duly seconded that an additional condition be added that the east facing rear first floor window be glazed and obscured and permanently fixed shut unless the parts of the window which could be opened were more than 1.7 metres above the floor of the room in which the window was installed.

The amendment was put to the vote and was carried.

The substantive motion was then 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 carried out in accordance with the following approved plans and details: 3147L, 3147P, 3147A and 3147B

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

- 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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) Notwithstanding the approved drawings, prior to the first occupation of the development hereby approved, the first floor window in the east facing, rear 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 residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

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12. 23/00767/FUL - The Tally Ho, Main Road, Knockholt Sevenoaks Kent TN14 7NT

The proposal sought planning permission for the demolition of the existing dwelling and erection of replacement dwelling. The application had been referred to the Committee by Cllr. Williamson to consider the impact of the replacement dwelling upon the street scene.

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

The Committee was addressed by the following speakers:

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|--------------------------|--------------|
| Against the Application: | - |
| For the Application: | Tom Barnshaw |
| Parish Representative: | - |
| Local Members: | Cllr. Grint |

Members asked questions of clarification from the officers focused on the planning history of the site, interpretation of Green Belt policy, location and floor space of the replacement dwelling and the impact on the street scene. Officers explained that the curtilage had been established under previous lawful development applications. Officers further clarified that the proposed dwelling was within the curtilage and subsequently the development complied with policy GB4. It was also confirmed that the land where the existing dwelling stood would be converted to landscaping following its demolition.

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

Members discussed the application and the visual impact on the street scene of the proposed replacement dwelling.

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.

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- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 226702 - 01 RevC, 04 RevC, 05 RevC, 05A RevA, B01 RevA, X01 RevC.

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

- 3) No development shall be carried out on the land until the applicant, their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Council.

To secure the examination and recording of building features of historic and/or archaeological interest as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

- 4) No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan (for TPO 09, 2022) 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 protection measures detailed in the Tree Protection Plan have been implemented. The protection measures shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

To secure the retention of the TPO and to safeguard its visual amenity and long-term health as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 5) No development shall be carried out above damp proof course of the dwelling hereby approved until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority.

Those details shall include:

- planting plans (identifying existing planting, plants to be retained and new planting),
- written specifications (including cultivation and other operations associated with plant and grass establishment),
- schedules of new plants (noting species, size of stock at time of planting and proposed number/densities where appropriate), and

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- a programme of implementation.

All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

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

- 6) Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include a native species-only landscape plan. The approved details will be implemented and thereafter retained.

To ensure the proposed development enhances the biodiversity of the site/area in accordance with policy SP11 of the Core Strategy.

- 7) Prior to development reaching the damp proof course, details of the location and type of electrical charging points shall be submitted to and approved in writing by the local planning authority. The details shall indicate the location of charging point and appearance of charging point. The approved charging points shall be installed prior to first occupation of the development and shall be maintained thereafter.

To encourage the use of low emissions vehicles in accordance with policy T3 of the Sevenoaks Allocations and development Management Plan.

- 8) Prior to the commencement of works above damp proof course level, a schedule of materials detailing colour and finish, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

To ensure that the appearance of the development enhances the character and appearance of the site as supported by Policy EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A, AA, B, C, D, E of that Order.

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To preserve the character of the area and the openness of the Green Belt in accordance with policy EN1 and LO8 of the Allocations and Development Management Plan and Core Strategy respectively.

- 10) No external lighting shall be installed on the site or affixed to any buildings on site unless the local planning authority has first approved in writing first details of a layout plan with beam orientation, details of the position, height, design, measures to control light spillage and intensity of illumination. Only the approved scheme shall be carried out in accordance with the approved details and maintained thereafter. No further lighting shall be introduced into the site without the prior approval of the local planning authority.

In order to safeguard the visual amenity of the area in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 11) The proposed dwelling hereby approved shall not be occupied until the existing dwelling known as the Tally Ho has been demolished and all resultant materials removed from the site.

In order to preserve the openness of the Green Belt in accordance with paragraph 149 of the NPPF.

THE MEETING WAS CONCLUDED AT 9.32 PM

CHAIRMAN