



Despatched: 08.02.2012

DEVELOPMENT CONTROL COMMITTEE

16 February 2012 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

AGENDA

Membership:

Chairman: Cllr. Mrs. Dawson

Vice-Chairman

Cllr. Williamson

Williamson, Mrs. Ayres, Brookbank, Brown, Clark, Cooke, Davison, Dickins, Gaywood, Ms. Lowe, McGarvey, Mrs. Parkin, Piper, Scholey, Miss. Thornton, Underwood and Walshe

Apologies for absence

1. **Minutes of the meeting of the Committee held on 19 January 2012** (Pages 1 - 8)
2. **To receive any declarations of interest or predetermination in respect of items of business included on the agenda for this meeting.**
3. **To receive any declarations of lobbying in respect of items of business included on the agenda for this meeting.**
4. **Ruling by the Chairman regarding Urgent Matters**
5. **Planning Applications - Head of Development Services Planning Reports**
 - 5.1. **SE/11/03008/OUT: 48 The Moor Road, Sevenoaks TN14 5ED**
Outline application for a proposed 3 bedroom end of terrace property (adjacent to no.48) with some matters reserved. (Pages 9 - 24)
 - 5.2. **SE/11/02864/FUL: Denada, Solefields Road, Sevenoaks TN13 1PJ**
Erection of a two storey front and side extension with basement. (Pages 25 - 32)
 - 5.3. **SE/11/02774/FUL: 46 South Park, Sevenoaks, Kent TN13 1EJ**
Proposed construction of 3 new apartments with a link to the existing building as amended by 1114 P07B (Pages 33 - 48)

5.4. SE/11/02698/FUL: High Will Hays, Main Road, Knockholt TN14 7JH

Erection of a triple garage. Erection of two bedroom bungalow on land adjacent to High Will Hayes.

(Pages 49 - 60)

5.5. SE/11/02650/VAR106: Graceful Gardens Ltd, Hever Lane, Hever TN8 7ET

Revocation of Section 106 Agreement dated 11 November 1993 in relation to Planning Application Ref SE/93/0845.

(Pages 61 - 76)

5.6. SE/11/03229/FUL: Sevenoaks District Council, Council Offices, Argyle Road

Construction of a police office within the undercroft of the existing offices including replacement of 5 Louvres to front elevation, with 4 no. windows (obscured glass), and 1 no. brick infill panel all to match existing.

(Pages 77 - 84)

EXEMPT ITEMS

(At the time of preparing this agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public.)

To assist in the speedy and efficient despatch of business, Members wishing to obtain factual information on items included on the Agenda are asked to enquire of the appropriate Director or Contact Officer named on a report prior to the day of the meeting.

Should you require a copy of this agenda or any of the reports listed on it in another format please do not hesitate to contact the Democratic Services Team as set out below.

If you wish to speak in support or against a planning application on this agenda, please call the Council's Contact Centre on 01732 227000

For any other queries concerning this agenda or the meeting please contact:
The Democratic Services Team (01732 227241)

Any Member who wishes to request the Chairman to agree a pre-meeting site inspection is asked to email democratic.services@sevenoaks.gov.uk or speak to a member of the Democratic Services Team on 01732 227350 by 5pm on Monday, 13 February 2012.

The Council's Constitution provides that a site inspection may be determined to be necessary if:

- i. Particular site factors are significant in terms of weight attached to them relative to other factors and it would be difficult to assess those factors without a Site Inspection.
- ii. The characteristics of the site need to be viewed on the ground in order to assess the broader impact of the proposal.

- iii. Objectors to and/or supporters of a proposal raise matters in respect of site characteristics, the importance of which can only reasonably be established by means of a Site Inspection.
- iv. The scale of the proposal is such that a Site Inspection is essential to enable Members to be fully familiar with all site-related matters of fact.
- v. There are very significant policy or precedent issues and where site-specific factors need to be carefully assessed.

When requesting a site inspection, the person making such a request must state under which of the above five criteria the inspection is requested and must also provide supporting justification.