

**DEVELOPMENT CONTROL COMMITTEE**

**23 May 2013 at 7.00 pm**

**Council Chamber, Argyle Road, Sevenoaks**

**AGENDA**

**Membership:**

Chairman: Cllr. Williamson

Vice-Chairman Cllr. Miss. Thornton

Cllrs. Mrs. Ayres, Brookbank, Brown, Clark, Cooke, Mrs. Davison, Mrs. Dawson, Dickins, Edwards-Winsler, Gaywood, McGarvey, Orridge, Mrs. Parkin, Piper, Miss. Stack, Underwood and Walshe

**Pages**

**Apologies for Absence**

1. **Minutes** (Pages 1 - 6)  
Minutes of the meeting of the Committee held on 25 April 2013
2. **Declarations of Interest or Predetermination**  
Including any interests not already registered
3. **Declarations of Lobbying**
4. **Planning Applications - Group Manager - Planning's Report**
  - 4.1. **SE/11/01878/FUL - Land North Of, Bouchier Close, Sevenoaks** (Pages 7 - 36)  
Erection of a new Care home
  - 4.2. **SE/13/00481/FUL - New Beacon School , Brittain Lane, Sevenoaks Kent TN13 2PB** (Pages 37 - 44)  
Proposed new vehicle crossover to Brittain Lane
  - 4.3. **SE/12/03388/HOUSE - Penryn Cottage, Milton Avenue, Badgers Mount TN14 7AU** (Pages 45 - 52)  
Introduction of two rear dormer windows to serve games room in loft space. Retaining two rooflights within roofspace serving bathroom serving bathroom and store and replacement rooflights serving games room so they are obscure glazed and fixed shut.

- 4.4. **SE/13/00119/HOUSE - Crossways, 8 Greenlands Road, Kemsing Sevenoaks TN15 6PH** (Pages 53 - 64)

Construction of new roof

- 4.5. **SE/13/00139/HOUSE - 10 Springshaw Close, Sevenoaks, Kent TN13 2QE** (Pages 65 - 74)

Erection of a two storey side extension and ground floor front extension. Minor changes to windows on the ground floor

- 4.6. **SE/13/00574/FUL - Parking Area, St Botolphs Avenue, Sevenoaks TN13 3AL** (Pages 75 - 80)

Erection of a car port with flat roof in an existing car parking space (retrospective)

### **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](mailto:democratic.services@sevenoaks.gov.uk) or speak to a member of the Democratic Services Team on 01732 227350 by 5pm on Monday, 20 May 2013.

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.