



# Sevenoaks

DISTRICT COUNCIL

Despatched: 25.09.13

## **DEVELOPMENT CONTROL COMMITTEE**

**03 October 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**

(To follow)

To approve the minutes of the meeting of the Committee held on 17 September 2013, as a correct record.

2. **Declarations of Interest or Predetermination**

Including any interests not already registered

3. **Declarations of Lobbying**

4. **Planning Applications - Chief Planning Officer's Report**

4.1. **SE/13/01590/FUL - Land SW of Forge Garage, High Street, Peshurst TN11 8BU**

(Pages 1 - 44)

Erection of Six Affordable Dwellings with associated access and landscaping works

4.2. **SE/13/01293/FUL - Mercury House, Station Road, Edenbridge TN8 6HL**

(Pages 45 - 54)

Part change of use of existing B1/B8 building with ancillary offices to A1 warehouse retail use with ancillary offices

4.3. **SE/13/01771/HOUSE - 3 Downs Cottages, Swanley Village Road, Swanley BR8 7NR**

(Pages 55 - 76)

Demolition of existing outbuilding and erection of a replacement outbuilding

## **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 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, 30 September 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.