

DEVELOPMENT CONTROL COMMITTEE

24 July 2014 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

AGENDA

Membership:

Chairman: Cllr. Williamson

Vice-Chairman Cllr. Miss. Thornton

Cllrs. Mrs. Ayres, Bosley, Brookbank, Brown, Clark, Cooke, Edwards-Winsler, Firth, Gaywood, McGarvey, Neal, Orridge, Mrs. Parkin, Raikes, Miss. Stack, Underwood and Walshe

Pages

Apologies for Absence

1. **Minutes** (Pages 1 - 4)
To approve the minutes of the meeting of the Committee held on 3 July 2014, 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/14/01565/FUL - Five Ways Nursery, Swanley Lane, Swanley BR8 7LD** (Pages 5 - 16)
Installation of a mobile home.
 - 4.2. **SE/14/01263/FUL - 16 -18 London Road, Riverhead, Kent TN13 2UE** (Pages 17 - 26)
Change of use from A1 - retail, to D1 - developmental play classes between the hours of 09:00 - 17:00 for a maximum number of 14 children aged 0-5 years with their carers.

- 4.3. **SE/14/01074/FUL - 52B Pilgrims Way East, Otford, Sevenoaks TN14 5QW** (Pages 27 - 42)

Demolition of existing dwelling and outbuildings; erection of replacement dwelling with integral garaging facilities and timber decking to rear elevation.

- 4.4. **SE/14/01128/HOUSE - Windrose, Brasted Chart, Westerham TN16 1LZ** (Pages 43 - 58)

Demolition of existing garden room and erection of a single storey rear extension. Conversion of existing garage to habitable space and erection of a detached garage resubmission of SE/13/03491/HOUSE.

EXEMPT ITEMS

Consideration of Exempt Information

Recommendation: That, under section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the ground that likely disclosure of exempt information is involved as defined by paragraph 1 (Information relating to any individual) as identified in Schedule 12A to the Local Government Act 1972.

- 4.5. **SE/13/03843/CONVAR - Land East Of, Park Lane, Swanley Village, Swanley** (Pages 59 - 98)

Removal of conditions 3 (Residency), 4 (Occupation restriction) and 6 (Siting) of planning permission SE/07/02075/FUL - Change of Use to residential, stationing of two mobile homes (with associated mobility ramps), two touring caravans, a car port and associated hardstanding (Resubmission of SE/06/02550/FUL). In order to add/amend the names given for residency and occupation and new block plan submitted.

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 or speak to a member of the Democratic Services Team on 01732 227350 by 5pm on Monday 21 July 2014.

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.