

DEVELOPMENT CONTROL COMMITTEE

18 June 2015 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

AGENDA

Membership:

Chairman: Cllr. Williamson

Vice-Chairman Cllr. Thornton

Cllrs. Ball, Barnes, Bosley, Brown, Clark, Cooke, Edwards-Winsor, Gaywood, Hogg,
Mrs. Hunter, Kitchener, Layland, Lindsay, Parkin, Purves, Raikes and Miss. Stack

Pages

Apologies for Absence

1. **Minutes** (Pages 1 - 12)
To approve the minutes of the meeting of the Committee held on 28 May 2015, 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/14/02075/FUL 98 - 116 London Road, Sevenoaks TN13 1BB** (Pages 13 - 38)
The demolition of the existing buildings and erection of a mixed use scheme which comprises a total of 60 residential units (C3) and an integral office element (B1)
- 4.2. **SE/15/00874/FUL 123 St Johns Hill, Sevenoaks TN13 3PE** (Pages 39 - 50)
Change of Use from A1 (shops) to A3/A5 use for restaurant and/or takeaway. Internal alterations.
- 4.3. **SE/15/00454/FUL Barn Cottage, Crouch House Road, Edenbridge TN8 5ED** (Pages 51 - 66)
Demolition of existing house, garage & outbuilding and erection of two 3 bedroom detached houses.
- 4.4. **SE/15/00358/HOUSE Willow Cottage, Dartford Road, Horton Kirby DA4 9JE** (Pages 67 - 74)
Conversion of existing garage to an annexe.

- 4.5. **SE/15/00808/FUL Land West Of Dairy House , Shoreham Road, Shoreham Sevenoaks TN14 7UD** (Pages 75 - 94)

Demolition of a dilapidated large outbuilding within the curtilage of Dairy House and the creation of a new dwelling

- 4.6. **SE/15/00912/HOUSE 12 Knole Road, Sevenoaks TN13 3XH** (Pages 95 - 106)

Demolition of existing garage and conservatory. Erection of a two storey front, side and rear extension (with one velux window to side elevation) and a single storey rear extension. Erection of a new porch.

- 4.7. **SE/15/01324/TELNOT Vodafone Ltd, Vodafone Communication Station, Telecommunications Equipment North Of 79 St Davids Road, Hextable, Kent** (Pages 107 - 116)

Installation of a dual user monopole radio base station accommodating 6no.antenna and 1no.dish.

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 227247)

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 227247 by 5pm on Monday, 15 June 2015.

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.