



DEVELOPMENT CONTROL COMMITTEE

30 June 2011 at 7.00 pm
CONFERENCE ROOM - COUNCIL OFFICE

AGENDA

Membership:

Chairman: Cllr. Mrs A Dawson

Cllrs: Cllr. B Ayres, Cllr. R Brookbank, Cllr. C Brown, Cllr. C Clark, Cllr. P Cooke, Cllr. R J Davison, Cllr. M Dickins, Cllr J Gaywood, Cllr Ms M Lowe, Cllr. P McGarvey, Cllr. Mrs F Parkin, Cllr. R Piper, Cllr. G Ryan, Cllr. J Scholey, Cllr. J Thornton, Cllr. J Underwood and Cllr. R Walshe

Apologies for absence

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1. **Minutes of the meeting of the Committee held on 9 June 2011** (Pages 1 - 22)
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' Report**
 - 5.1. **SE/11/00776/FUL Sealcot, Seal Hollow Road, Sevenoaks TN13 3SH** (Pages 23 - 34)

Demolition of existing dwelling and associated development, erection of replacement 1 - 2 storey detached dwelling, with garaging and parking facilities; associated works.
 - 5.2. **SE/11/00966/FUL Stag Cottage, Ryewell Hill, Chiddingstone Hoath Chiddingstone TN8 7BN** (Pages 35 - 46)

Demolition of existing property and outbuildings and construction of a detached 5 bed house with double garage.

**5.3. SE/11/01277/FUL Longmynd, Greenlands Road,
Kemsing TN15 6PG**

(Pages 47 - 54)

Demolition and rebuilding of existing garage and utility room incorporating new WC. Resubmission of application SE/10/03230/FUL. New information showing areas and temporary building identified. Retrospective.

**5.4. SE/11/01105/PART11 Eynsford Railway Station,
Station Road, Eynsford DA4 0HP**

(Pages 55 - 60)

Replacement of the station footbridge.

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 227199 by 5pm on Monday, 6 June 2011.

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.