



DEVELOPMENT CONTROL COMMITTEE
09 June 2011 at 7.00 pm

AGENDA

Membership:

Chairman: Cllr. Mrs A Dawson

Cllrs: Cllr. G Williamson, 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

1. **Minutes of the meeting of the Committee held on 7 April 2011** (Pages 1 - 2)
2. **Declarations of interest or predetermination**
3. **Declarations of lobbying**
4. **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**
5. **Planning Applications – Head of Development Services' Report**
 - 5.1. **SE/11/00470/FUL - Green Coppers , Wildernesse Avenue, Sevenoaks TN15 0EA** (Pages 3 - 12)

PROPOSAL: Glazed link extension between main house and garage roof (*Further amendment to planning permission SE/08/00930/FUL*)
 - 5.2. **SE/11/00471/FUL - Green Coppers , Wildernesse Avenue, Sevenoaks TN15 0EA** (Pages 13 - 22)

PROPOSAL: Conversion of existing garage roof, to form gym with rear and side facing dormer entrances (*Amendment to planning permission SE/08/00930/FUL*)

5.3. SE/11/00370/FUL - Fairlawn , Wildernesse Avenue, Sevenoaks TN15 0EA (Pages 23 - 34)

PROPOSAL: Demolition of west wing, garaging and pool annexe and erection of new and replacement extensions including basement and accommodation in the loft space with one roof balcony to south. Erection of a new self-contained pool house.

5.4. SE/11/00371/CAC - Fairlawn , Wildernesse Avenue, Sevenoaks TN15 0EA (Pages 35 - 42)

PROPOSAL: Demolition of west wing, garaging and pool annexe.

5.5. SE/11/00034/FUL - 1 Charts Edge Cottage , Hosey Hill, Westerham TN16 1TA (Pages 43 - 54)

PROPOSAL: Erection of single storey side and rear extension.

5.6. SE/11/00035/LBCALT - 1 Charts Edge Cottage, Hosey Hill, Westerham TN16 1TA (Pages 55 - 62)

PROPOSAL: Single storey side and rear extension

5.7. SE/10/03522/FUL - Chelsham, Church Road, Hartley, Longfield DA3 8DN (Pages 63 - 72)

PROPOSAL: Demolition of existing dwelling and erection of 2 detached dwellings, car port and car port and alterations to vehicular access.

5.8. SE/11/00774/FUL - Hodsoll House , High Street, Farningham Dartford DA4 0DH (Pages 73 - 82)

PROPOSAL: Demolition of existing outbuilding, erection of replacement outbuilding to provide garage, and ancillary residential accommodation to Hodsoll House, associated works

5.9. SE/11/00774/FUL - Hodsoll House , High Street, Farningham Dartford DA4 0DH (Pages 83 - 92)

PROPOSAL: Demolition of existing outbuilding, erection of replacement outbuilding to provide garage, and ancillary residential accommodation to Hodsoll House, associated works

5.10. SE/10/03498/FUL - 81 High Street And The Shambles, Sevenoaks (Pages 93 - 100)

PROPOSAL: Change of use of existing shop and open amenity land to mixed A1 (coffee shop) / A3 (Cafe and outside seating area) use.

- 5.11. SE/11/00102/FUL - Land Adjacent To, 1 & 2 Shacklands Cottages, Shacklands Road, Shoreham, Sevenoaks** (Pages 101 - 110)

PROPOSAL: Replacement of defective septic tank with new treatment plant, all in accordance with the environment permitting Reg 2010 - registering an exempt water discharge activity granted 30th December 2010 to serve no's 1 & 2 Shacklands Cottages

- 5.12. SE/11/00765/FUL - 66 London Road, Sevenoaks, TN13 1AT** (Pages 111 - 116)

PROPOSAL: Change of use of retail unit A1 to A3 restaurants and cafes, on the ground floor.

- 5.13. SE/11/01024/TELNOT - Proposed Telecommunications Mast North Of Junction With London Road, Shurlock Avenue, Swanley** (Pages 117 - 124)

PROPOSAL: 11.8 metre high street furniture style shared telecommunications installation with associated equipment housing and ancillary development thereto.

- 5.14. SE/11/01076/TELNOT- Land South Of Service Station, London Road, Swanley BR8 7QD** (Pages 125 - 132)

PROPOSAL 12.5m high Jupiter streetworks column accommodating 6 no. shrouded antennas with slimline meter cabinet and radio equipment enclosure and development ancillary thereto.

6. Enforcement of Planning Control

- 6.1. 310/05/085: Four Winds, Farley Common, Westerham** (Pages 133 - 238)

7. Tree Preservation Orders

- 7.1. Objection to TPO/01/2011: Crispins, The Street, Horton Kirby, South Darenth** (Pages 239 - 244)

- 7.2. Objections to TPO/206/2011: 14 Woodlands Rise, Swanley** (Pages 245 - 248)

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.)

Late Observations

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.