



## **DEVELOPMENT CONTROL COMMITTEE**

**15 December 2011 at 7.00 pm**  
*COUNCIL CHAMBER - COUNCIL OFFICE*

### **AGENDA**

#### **Membership:**

Chairman: Cllr. Mrs A Dawson                      Vice-Chairman    Cllr. G Williamson

Cllr. Mrs 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 17 November 2011** (Pages 1 - 16)
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/11/02351/FUL: 25 Camden Road, Sevenoaks TN13 3LU**  
*Demolition of garage and construction of two storey side and rear extension and single storey rear extension* (Pages 17 - 28)
  - 5.2. **SE/11/02590/FUL: 3 Coombe Road, Otford TN14 5RJ**  
*Extension into roof space. Creation of loft conversion with rooflights to the front, side and rear. Erection of a part two storey and part single storey rear extension. Internal alterations.* (Pages 29 - 40)
  - 5.3. **SE/11/02120/CONVAR: Land South West Of, Déjà Vu Nightclub , London Road Swanley Kent**  
*Variation of condition 1 of SE/07/03543/FUL to either make the site* (Pages 41 - 54)

*permanent or renew the time limited condition for a further temporary period.*

- 5.4. **SE/11/01350/FUL: Terrys Farm, Rectory Lane, Hever TN8 7LH**  
*Proposed conversion of barn and change of use of agricultural land to residential together with new access drive and converted outbuilding with new roof.* (Pages 55 - 70)
- 5.5. **SE/11/02127/FUL: 6th Sevenoaks Kemsing Scout Group, Scout Hut, Heaverham Road, Kemsing TN15 6NE**  
*Demolition of existing Scout Hall. Erection of replacement Scout Hall on land to the East of the present location, within the recreation ground adjacent to the tennis courts.* (Pages 71 - 86)
- 5.6. **SE/11/02180/FUL: 28, 30 and 32 Bowers Road, Bowers Road, Shoreham Sevenoaks TN14 7SS**  
*The demolition of properties 30 and 32 Bowers Road and the erection of a two storey detached building comprising 3 x three bedroom houses, together with private amenity space and car parking* (Pages 87 - 98)
- 5.7. **SE/11/01877/FUL: The Coppice, Pilgrims Way, Kemsing, Sevenoaks TN15 6TE**  
*Construction of new detached house and garage* (Pages 99 - 108)
- 5.8. **SE/11/02554/FUL: Sevenoaks Outdoor Bowls, Hollybush Close, Sevenoaks**  
*The erection of a single storey equipment store for the benefit of the adjoining outdoor bowls green.* (Pages 109 - 116)

### **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](mailto: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.