

DEVELOPMENT CONTROL COMMITTEE

14 February 2013 at 7.00 pm
Council Chamber, Argyle Road, Sevenoaks

AGENDA

Membership:

Chairman: Cllr. Mrs. Dawson

Vice-Chairman Cllr. Williamson

Cllrs. Mrs. Ayres, Brookbank, Brown, Clark, Cooke, Davison, Dickins, Gaywood, Ms. Lowe, McGarvey, Orridge, Mrs. Parkin, Piper, Scholey, Miss. Thornton, Underwood and Walshe

Pages

Apologies for Absence

1. **Minutes** (Pages 1 - 10)
Minutes of the meeting of the Committee held on 17 January 2013
2. **Declarations of Interest or Predetermination**
Including any interests not already registered
3. **Declarations of Lobbying**
4. **Planning Applications - Group Manager - Planning's Report**
 - 4.1. **SE/12/02797/FUL - Land To Rear of 7 Serpentine Road, Sevenoaks TN13 3XR** (Pages 11 - 30)
Erection of a detached two bedroom dwelling on land adj. 7 and 9 Serpentine Road, including the provision of 2 parking spaces and incorporating the demolition of existing detached garage.
 - 4.2. **SE/12/01819/OUT - The New Inn, 75 St. Johns Hill, Sevenoaks TN13 3NY** (Pages 31 - 44)
Outline application for demolition of the New Inn Public House and erection of 13 one bedroom units and one 2 bedroom unit with all matters reserved
 - 4.3. **SE/11/01874/FUL - The Red Barn, Stack Road, Horton Kirby, Dartford DA4 9DP** (Pages 45 - 84)
Conversion of barn to residential use, with demolition of some associated structures as amended by plans received 5 December 2011

4.4. **SE/12/03108/FUL - Asda Stores Ltd, London Road, Swanley BR8 7UN** (Pages 85 - 94)

The proposal involves the siting of 2 no. steel storage containers located to the rear of the store - The containers are to be used for Christmas stock and firework storage during the period of November through to February

4.5. **SE/12/02566/FUL - Fingz , 143C High Street, Sevenoaks TN13 1UX** (Pages 95 - 100)

Creation of new access on Pembroke Road to flats above and new rear access to retail unit

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 227350 by 5pm on Monday, 11 January 2013.

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.