

DEVELOPMENT CONTROL COMMITTEE

05 September 2013 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

AGENDA

Membership:

Chairman: Cllr. Williamson

Vice-Chairman

Cllr. Miss. Thornton

Cllrs. Mrs. Ayres, Brookbank, Brown, Clark, Cooke, Mrs. Davison, Mrs. Dawson, Dickins, Edwards-Winsler, Gaywood, McGarvey, Orridge, Mrs. Parkin, Piper, Miss. Stack, Underwood and Walshe

Pages

Apologies for Absence

1. **Minutes** (Pages 1 - 10)
To approve the minutes of the meeting of the Committee held on 8 August 2013, as a correct record.
2. **Declarations of Interest or Predetermination**
Including any interests not already registered
3. **Declarations of Lobbying**
4. **Tree Preservation Orders**
Consideration of this item at the beginning of the agenda is a departure from Part 7, 3.5 (f) which stipulates that objections to Tree Preservation Orders should be considered last. This is deemed a necessary departure from the Council's Constitution in order to expedite proceedings as item 4.1 has a direct impact on the consideration of item 5.1.
- 4.1. **Tree Preservation Order (TPO) No. 05 of 2013 - Oak tree situated at 12 Farnaby Drive, Sevenoaks TN13 2LQ** (Pages 11 - 16)
That the Tree Preservation Order No. 05 of 2013 be confirmed without amendments.
5. **Planning Applications - Chief Planning Officer's Report**
- 5.1. **SE/13/01836/HOUSE - 12 Farnaby Drive, Sevenoaks TN13 2LQ** (Pages 17 - 26)
Erection of a new 3 bay detached garage incorporating lowering land levels to accommodate building, and driveway.

- 5.2. **SE/13/01616/FUL - Knole Park Golf Club, Knole Park Golf Club, Seal Hollow Road, Sevenoaks TN15 0HJ** (Pages 27 - 44)

Change of use from grazing land to practice facilities for The Knole Park Golf Club, to include practice tee, fairway bunker, practice putting and chipping green

- 5.3. **SE/13/01770/OUT - The New Inn, 75 St. Johns Hill, Sevenoaks TN13 3NY** (Pages 45 - 62)

Outline application for the demolition of public house and erection of block comprising 8 no. one-bedroom units with all matters reserved

- 5.4. **SE/13/02245/PAE - 5 Tudor Crescent, Otford TN14 5QS** (Pages 63 - 68)

Prior notification of a single storey rear extension which extends 4m beyond the rear wall of the original dwelling house with a maximum height of 2.5m and eaves height of 2.5m

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 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, 2 September 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.