

DEVELOPMENT CONTROL COMMITTEE

27 February 2014 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**

To approve the minutes of the meeting of the Committee held on 30 January 2014 as a correct record.

(Pages 1 - 4)

2. **Declarations of Interest or Predetermination**

Including any interests not already registered

3. **Declarations of Lobbying**

4. **Planning Applications - Chief Planning Officer's Report**

4.1. **SE/13/00134/FUL - Land At Station Road & Fircroft Way, Edenbridge, TN8 6HQ**

Demolition of existing buildings and erection of food store, along with car parking, recycling centre, servicing arrangements, junction improvements, access and landscaping. Erection of petrol filling station.

(Pages 5 - 54)

4.2. **SE/13/00935/FUL - Land North West Of Junction With St Johns Way, Station Road, Edenbridge TN8 6EB**

Demolition of existing buildings and redevelopment of the site as a foodstore with vehicular access improvement, widening of public footway, extension of public cycleway, servicing, car parking areas and landscaping.

(Pages 55 - 102)

4.3. **SE/13/03560/FUL - The Old Chapel, 185 London Road, Dunton Green, Sevenoaks TN13 2TB**

Planning Application re-submission for proposed external alterations to an existing single storey chapel to include the

(Pages 103 - 114)

construction of 3 no. new roof dormers, infill portion of kitchen, remodelling of the entrance lobby with a new front single storey extension, new high level window to the main frontage and new perimeter fencing.

- 4.4. **SE/13/03831/HOUSE - White Gables, High Street, Farningham, Dartford DA4 0DB** (Pages 115 - 128)

Demolition of conservatory and detached single garage, erection of a single storey rear extension and two storey side extension.

- 4.5. **SE/13/03361/FUL - Derelict Oast House, Oast Farm, Lydens Lane, Hever** (Pages 129 - 142)

Restoration and conversion of a former Oast House to a single residential dwelling with associated garden access and parking.

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, 24 February 2014.

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.