

**DEVELOPMENT CONTROL COMMITTEE**

**17 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**

To approve the minutes of the meeting of the Committee held on 5 September 2013 as a correct record. (To Follow)

**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/13/00290/HOUSE - Amberley , Packhorse Road, Sevenoaks TN13 2QP** (Pages 1 - 20)

Retrospective extensions and alterations to original dwellinghouse including erection of single storey rear extension and balcony, first floor extension to north and south elevations, removal of chimney, and formation of new chimney, alterations to fenestration and formation of patio terrace and associated works to rear.

**4.2. SE/13/00702/FUL - Chipstead Recreation Ground, Chevening Road, Chipstead TN13 2SA** (Pages 21 - 32)

Installation of an extra metal container on site

**4.3. SE/13/01384/FUL - Post Office, Ide Hill, Sevenoaks TN14 6JN** (Pages 33 - 44)

Change of use from a mix of C3 (residential) and A1 commercial to C3 (residential) use

- 4.4. **SE/13/01064/FUL - 1 & 2 Cross Cottage, Valley Road, Fawkham DA3 8LX** (Pages 45 - 64)  
Demolition of existing dwellings and erection of two replacement dwellings, change of use of adjacent land to incorporated within in residential curtilage and creation of vehicle access on Valley Road
- 4.5. **SE/09/00472/FUL - Grove Farm, The Grove, West Kingsdown, Sevenoaks TN15 6JJ** (Pages 65 - 76)  
Retention of existing Pole Barn re-submission of SE/08/00645/FUL
- 4.6. **SE/11/01572/FUL - The Grove Cafe, The Grove, Swanley BR8 8AJ** (Pages 77 - 88)  
Retention of an existing PVC purpose built room to front of café and store room to the rear
- 4.7. **SE/13/01408/LBCALT - Village House, Church Road, Halstead, Sevenoaks TN14 7HF** (Pages 89 - 98)  
Erection of a single storey extension with roof lantern on the west end of the building

#### **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](mailto:democratic.services@sevenoaks.gov.uk) or speak to a member of the Democratic Services Team on 01732 227350 by 5pm on Thursday, 12 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.