

**DEVELOPMENT CONTROL COMMITTEE**

**20 May 2014 at 7.00 pm**

**Council Chamber, Argyle Road, Sevenoaks**

**AGENDA**

**Membership:**

**(Membership possibly subject to change at Annual Council 13 May 2014)**

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 - 6)

To approve the minutes of the meeting of the Committee held on 24 April 2014 as a correct record.

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/13/03751/FUL - Birchwood County Primary School, Russett Way, Swanley BR8 7TP**

(Pages 7 - 64)

Demolition of the former Birchwood Primary School, and the construction of 65 No. dwellings with associated infrastructure provision. Additional information received 28 March 2014.

4.2. **SE/13/03596/FUL - Former Site Of The Farmers, London Road, Sevenoaks, Kent**

(Pages 65 - 90)

Construction of a residential led mixed use scheme comprising 39 flats (5x one bed and 34 x two bed), 4x retail (A1/A2) units and car parking, service yard, landscaping and associated works.

- 4.3. **SE/13/03843/CONVAR - Land East Of, Park Lane, Swanley Village, Swanley, Kent** (Pages 91 - 106)  
Removal of conditions 3 (Residency), 4 (Occupation restriction) and 6 (Siting) of planning permission SE/07/02075/FUL - Change of Use to residential, stationing of two mobile homes (with associated mobility ramps), two touring caravans, a car port and associated hardstanding (Resubmission of SE/06/02550/FUL). In order to add/amend the names given for residency and occupation and new block plan submitted.
- 4.4. **SE/14/00188/FUL - Land West Of 9 Mount Harry Road, Sevenoaks TN13 3JJ** (Pages 107 - 122)  
Erection of 5 bedroom detached dwelling with integral garage
- 4.5. **SE/13/03811/ADV - Car Parks, Nightingale Way, Swanley, Kent** (Pages 123 - 130)  
Retention of Signage associated with existing surface pay and display car park.
- 4.6. **SE/13/03557/FUL - Hillway , Pilgrims Way East, Otford, Sevenoaks TN14 5RX** (Pages 131 - 166)  
Demolition of existing house and erection of new replacement dwelling.

#### **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, 15 May 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.