

DEVELOPMENT CONTROL COMMITTEE

12 June 2014 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

AGENDA

Membership:

Chairman: Cllr. Williamson

Vice-Chairman Cllr. Miss. Thornton

Cllrs. Mrs. Ayres, Bosley, Brookbank, Brown, Clark, Cooke, Edwards-Winsler, Firth, Gaywood, McGarvey, Neal, Orridge, Mrs. Parkin, Raikes, 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 20 May 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/14/00188/FUL - Land West Of 9 Mount Harry Road, Sevenoaks TN13 3JJ** (Pages 11 - 32)
Erection of 5 bedroom detached dwelling with integral garage
 - 4.2. **SE/14/00622/HOUSE - Kursella, Sevenoaks Road, Otford, Sevenoaks TN14 5PA** (Pages 33 - 44)
The erection of a first floor extension to the north elevation, a one and a half storey extension to the south elevation to provide a garage with accommodation in the roof, part two storey and part single storey extensions to the rear, alterations to the roof and a loft conversion, the addition of a pitched roof dormer window and roof light to the rear roof slope and two pitched roof dormer windows in the front roof slope alterations to the fenestration and a front canopy porch.

- 4.3. **SE/14/00744/HOUSE - 48 Willow Park, Otford, Sevenoaks TN14 5NF** (Pages 45 - 58)

The erection of two storey side and part rear extension. Pitched roof to porch to replace existing flat roof.

5. **Tree Preservation Orders**

- 5.1. **Tree Preservation Order (TPO) No 4 of 2014 Located at Mapleton House, Mapleton Road, Four Elms** (Pages 59 - 64)

That the Tree Preservation Order No 4 of 2014 not be confirmed.

- 5.2. **Tree Preservation Order (TPO) No. 18 of 2013 Located at Land to the North of Sydenham Cottage, Sparepenny Lane, Eynsford** (Pages 65 - 68)

That the Tree Preservation Order No 18 of 2013 be confirmed without amendments.

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, 9 June 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.