

**DEVELOPMENT CONTROL COMMITTEE**

**18 December 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**

To approve the minutes of the meeting of the Committee held on 27 November 2014, 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/14/02527/OUT - Former Unigate Dairies Ltd And Devonia, Main Road, Edenbridge TN8 6HZ**

(Pages 1 - 24)

Outline application for Erection of 5 x 4 Bedroom Terraced Houses and 2 x 3 Bedroom semi detached houses with associated access and parking on former Dairy Crest Milk depot & Devonia, residential dwelling site with some matters reserved.

4.2. **SE/14/02630/FUL - 1 & 2 Cross Cottages, Valley Road, Fawkham DA3 8LX**

(Pages 25 - 44)

Demolition of existing dwellings and outbuildings, erection of two replacement dwellings, change of use of part of site to be incorporated as residential curtilage and creation of vehicular access on to Valley Road.

- 4.3. **SE/14/02526/FUL - 16 Egerton Avenue, Hextable BR8 7LQ** (Pages 45 - 56)  
Demolition of existing garage to facilitate erection of a 2 storey end of terrace 2 bedroom dwelling with ancillary parking.
- 4.4. **SE/14/03165/FUL - Rosebay, 44 Cherry Tree Grove, Knatts Valley TN15 6YG** (Pages 57 - 66)  
The Proposed installation of 16 free standing solar panels and A Frames.
- 4.5. **SE/14/02966/HOUSE - The Oast House, Shoreham Road, Otford TN14 5RL** (Pages 67 - 78)  
Erection of a two storey side and rear extension.

### **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 227247)

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 227247 by 5pm on Monday, 15 December 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.