

**DEVELOPMENT CONTROL COMMITTEE**

**30 April 2015 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-Winsor, Firth, Gaywood, McGarvey, Orridge, Mrs. Parkin, Raikes, Miss. Stack, Underwood and Walshe

**Pages**

**Apologies for Absence**

1. **Minutes** (Pages 1 - 8)  
To approve the minutes of the meeting of the Committee held on 1 April 2015, 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/14/01562/OUT Wildernesse House, Wildernesse Avenue, Sevenoaks TN15 0EB** (Pages 9 - 50)  
Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use). Conversion of the existing grade II listed Wildernesse House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 118 cars for residents, visitors and staff of the extra care community. The creation of a new vehicular access onto Park Lane and an access driveway. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant,

maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3). Description amended 12th Dec 2014 and 6th Feb 2015.

- 4.2. **SE/14/01563/LBCALT Wildernesse House, Wildernesse Avenue, Sevenoaks TN15 0EB** (Pages 51 - 60)

The partial demolition of and alterations to the grade II listed Wildernesse House.

- 4.3. **SE/14/01561/FUL Wildernesse House, Wildernesse Avenue, Sevenoaks TN15 0EB** (Pages 61 - 70)

Planning permission for demolition of existing buildings and structures in a conservation area.

- 4.4. **SE/14/02434/FUL 10 The Drive, Sevenoaks TN13 3AE** (Pages 71 - 84)

Demolition of existing garage, lean to shed and greenhouse, to facilitate a two storey rear extension single storey front extension and alterations to fenestration to the former garage and mews cottage at the rear of 10 The Drive into a small three bedroom house.

- 4.5. **SE/14/03983/FUL Henmans, High Street, Cowden Kent TN8 7JL** (Pages 85 - 96)

Demolition of existing detached dwelling and garage and erection of a replacement detached dwelling with basement, including introduction of new garage outbuilding currently permitted by lawful development certificate. Introduction of outdoor swimming pool in rear garden. (Amended proposal reduced in size and height to that refused planning permission under SE/14/02079/FUL).

### **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, 27 April 2015.

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.