

DEVELOPMENT CONTROL COMMITTEE

01 October 2015 at 7.00 pm
Council Chamber, Argyle Road, Sevenoaks

AGENDA

Membership:

Chairman: Cllr. Williamson

Vice-Chairman Cllr. Thornton

Cllrs. Ball, Barnes, Bosley, Brown, Clark, Cooke, Edwards-Winsor, Gaywood, Hogg, Horwood,
Mrs. Hunter, Kitchener, Layland, Parkin, Purves, Raikes and Miss. Stack

Pages

Apologies for Absence

1. **Minutes**

To approve the minutes of the meeting of the Committee held on 10 September, 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/15/00118/FUL United House, Goldsel Road, Swanley BR8 8EX** (Pages 1 - 38)

Demolition of existing industrial and office buildings and redevelopment of site for 201 dwellings with associated parking and public open space. Creation of a layby with 3 No parking spaces on Goldsel Road. Revised details received relating to location of layby, noise impacts, ecology, public open space and affordable housing.

4.2. **SE/15/02085/FUL Lady Boswells C Of E Primary School, Plymouth Drive, Sevenoaks TN13 3RP** (Pages 39 - 48)

Erection of single storey, timber clad modular building to be used as a pre-school and wraparound care for Lady Boswell's School.

4.3. **SE/15/00722/FUL 49A College Road, Hextable BR8 7LN** (Pages 49 - 58)

Use of the building with no restrictions on occupancy and alterations

to fenestration on side wall of office.

4.4. **SE/15/02261/HOUSE 32 Bullfinch Lane, Riverhead TN13 2EB** (Pages 59 - 68)

Removal of existing conservatory and demolition of existing porch and the erection of an infill extension and first and attic floors to the existing bungalow.

4.5. **SE/15/01983/HOUSE 11A Hillydeal Road, Otford TN14 5RT** (Pages 69 - 78)

Erection of a two storey side extension.

4.6. **SE/15/01998/HOUSE Charhurst, Chart Lane, Brasted TN16 1LU** (Pages 79 - 88)

Demolition of existing garage and existing single storey side and rear extension. Erection of a single storey side and rear extension. Installation of rooflights and alterations to fenestration.

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 or speak to a member of the Democratic Services Team on 01732 227247 by 5pm on Monday, 28 September 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.