

05 January 2017 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks  
Despatched: 21.12.16



# Development Control Committee

## 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, Reay and Miss. Stack

## Agenda

	<b>Pages</b>
Apologies for Absence	
<b>1. Minutes</b> To approve the minutes of the meeting of the Committee held on 8 December 2016, as a correct record.	(To follow)
<b>2. Declarations of Interest or Predetermination</b> Including any interests not already registered.	
<b>3. Declarations of Lobbying</b>	
<b>4. Planning Applications - Chief Planning Officer's Report</b>	
<b>4.1 SE/16/02838/FUL - Land Adj To 4 &amp; 5 Mill Lane, Shoreham TN14 7TS</b> Removal of existing garage and outbuildings. Erection of a new 3 bedroom dwelling.	(Pages 1 - 18)
<b>4.2 SE/16/01316/FUL - 16 Bowers Road, Shoreham, Kent TN14 7SS</b> Construction of a four-bedroom detached new-build dwelling house.	(Pages 19 - 34)
<b>5. Tree Preservations Orders</b>	
<b>5.1 Objection to TPO/ 8/2016: Located at Rose Cottage, 15 High Street, Shoreham TN14 7TB</b>	(Pages 35 - 38)
<b>5.2 Objection to TPO 9/2016: Located at Russell House School, Station Road, Otford TN14 5QU</b>	(Pages 39 - 44)

## EXEMPT INFORMATION

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.

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 227000 by 5pm on Tuesday, 3 January 2017.

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.