

16 March 2017 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks
Despatched: 08.03.17



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

	Pages
Apologies for Absence	
1. Minutes To approve the minutes of the meeting of the Committee held on 23 February 2017 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/16/03117/FUL - 19 Mount Close, Sevenoaks, Kent TN13 3EG Proposed rear dormer loft conversion to No.19 Mount Close, and the erection of an attached dwelling to the side of No.19 Mount Close.	(Pages 1 - 16)
4.2. SE/16/03359/FUL - 19 Mount Harry Road, Sevenoaks TN13 3JJ Demolition of existing property. Proposed replacement with 2No. detached dwellings with separate road access.	(Pages 17 - 32)
4.3 SE/16/03811/FUL - The Mount, Church Street, Shoreham TN14 7SD Proposed glazed pavilion with bi-folding doors and a glazed access door with retractable roof over existing court yard, alterations existing garage door to add a single door access and conversion of store to a new tasting bar.	(Pages 33 - 48)

4.4 SE/16/01655/FUL - Unit E, Ryedale Court, Riverhead TN13 2DN (Pages 49 - 68)

Demolition of existing office building Block E and proposed development of 23 new build residential apartments and offices, with associated undercroft and surface parking, cycle park facilities, bin storage & landscaping and access gates.

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 or speak to a member of the Democratic Services Team on 01732 227000 by 5pm on Monday, 13 March 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.