

16 November 2017 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks  
Despatched: 08.11.17



PLEASE NOTE Members of the Public should be aware that there is limited space to observe or listen to the meeting and that whilst every effort will be made to accommodate those attending, admittance to the building may be restricted for Health & Safety reasons.

## Development Control Committee

### Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Thornton  
Cllrs. Ball, Barnes, Bosley, Brown, Clark, Edwards-Winsor, Gaywood, Hogg,  
Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves, Reay and Raikes

### Agenda

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren with a flashing red light, please leave the building immediately, following the fire exit signs.

	Pages
Apologies for Absence	
1. <b>Minutes</b>	(Pages 1 - 28)
To approve the minutes of the meeting of the Committee held on 19 October 2017, as a correct record.	
2 <b>Declarations of Interest or Predetermination</b>	
Including any interests not already registered.	
3. <b>Declarations of Lobbying</b>	
4. <b>Planning Applications - Chief Planning Officer's Report</b>	
4.1 <b>17/02279/FUL - Swanley Centre, London Road, Swanley KENT BR8 7TG</b>	(Pages 29 - 122)
Hybrid application for the phased redevelopment of part of the Swanley Square Shopping Centre and land to the rear, comprising a detailed application for Blocks 1, 2 and 4 and an outline only application (with details relating to appearance and landscaping reserved) for Blocks 3, 5, 6 and 7.	
Blocks 1, 2 and 4 comprise the erection of three buildings ranging between 3 and 11 storeys in height comprising 210 residential units (build to rent and market), 1,457sqm of retail/commercial floorspace (Use Class A1-A5, B1), a multi storey car park and associated public realm surface level	

parking, landscaping and access works.

Blocks 3, 5, 6 and 7 involves the demolition of existing buildings/structures and outline parameters for four new buildings which will comprise up to 93 residential units (market) and up to 2,861 sqm of commercial floorspace (use classes A1-A5, B1) up to 958 sqm of community floorspace; and associated public realm surface level car parking, landscaping and access works.

- 4.2 **17/00330/FUL - Summerhill, Seal Hollow Road, Sevenoaks TN13 3SH** (Pages 123 - 138)

Demolition of existing dwelling and construction of a replacement dwelling.

- 4.3 **17/02701/FUL - Suffolk House, 154 High Street, Sevenoaks Kent TN13 1XE** (Pages 139 - 148)

Installation of new car park lighting scheme.

- 4.4 **17/02993/ADV - Suffolk House, 154 High Street, Sevenoaks TN13 1XE** (Pages 149 - 154)

Installation of 2 x wall hung fascia signs.

#### 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 Monday, 13 November 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.