

14 December 2017 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks  
Despatched: 06.12.17



# Development Control Committee

## Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Thornton  
Cllrs. Ball, Barnes, Bosley, Brown, Clark, Coleman, 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>	
To approve the minutes of the meeting of the Committee held on 16 November 2017, as a correct record.	(Pages 1 - 6)
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>17/01690/FUL - Abbeyfield, Stangrove Lodge, Manor House Gardens Edenbridge, Kent TN8 5EG</b>	(Pages 7 - 26)
Demolition of existing vacant care home and redevelopment to provide a new care home (Use Class C2) with a total of 85 rooms; integrated communal and support facilities, landscaped residents gardens, staff areas, refuse storage, parking and associated infrastructure and services.	
4.2 <b>17/02363/FUL - Warren Court Farm, Knockholt Road, Halstead, Kent TN14 7ER</b>	(Pages 27 - 60)
Demolition of the existing buildings and hardstanding on-site and the erection of 29 No. dwellings comprising 6 No. two-bedroom, 15 No. three-bedroom, 6 No. four-bedroom, and 2 No. five-bedroom houses, hard and soft landscaping.	

**4.3 17/03105/CONVAR - Sevenoaks Rugby Football Club, Plymouth Drive, Sevenoaks, Kent TN13 3RP** (Pages 61 - 70)

Variation of condition 3 of 14/02458/FUL for levelling and extension of the existing reinforced grass track to provide overspill car parking; with amendment to allow use of the overspill car parking to accommodate displaced season ticket holders during the development of the multi storey car park, between 1st January 2018 and 30th June 2019, Monday to Friday 6am to 6.30pm.

**4.4 17/01628/FUL - 11 - 13 High Street, Swanley, Kent BR8 8AE** (Pages 71 - 94)

Proposed demolition of existing building. Erection of new three storey building to provide A1 Retail at part ground floor and C3 residential accommodation 11 units at ground to second floor with a 12th unit in attic floor space. Provision of rear undercroft car/cycle and motorcycle parking.

#### 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, 11 December 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.