

18 December 2019 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks  
Despatched: 09.12.19



## Development Control Committee

### Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Reay  
Cllrs. Ball, Barnett, Brown, Cheeseman, Perry Cole, Coleman, P. Darrington, Firth,  
Hogarth, Hudson, Hunter, Layland, McGarvey, Pett, Purves, Raikes and Roy

### 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	Contact
Apologies for Absence		
1. <b>Minutes</b> To approve the minutes of the meeting of the Committee held on 14 November 2019, as a correct record.	(Pages 1 - 10)	
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 Officer Planning &amp; Regulatory Services Report</b>		
4.1 <b>19/01445/LDCEX - Land Rear Of Little Buckhurst Barn, Hever Lane, Hever Edenbridge KENT TN8 7ET</b> Use of the building as a dwelling house	(Pages 11 - 26)	Rebecca Fellows 01732 227000
4.2 <b>19/02339/FUL - Park House Farm, Bower Lane, Eynsford KENT DA4 0HN</b>  Demolish existing barn with residential consent and construct a replacement dwelling.	(Pages 27 - 42)	Guy Martin 01732 227000

**4.3 19/02065/FUL - Former South Darenth Fire Station, New Road, South Darenth KENT DA4 9AT** (Pages 43 - 58) Jim Sperryn  
01732 227000

Redevelopment of the former Horton Kirby Fire Station to construct a two storey building, with additional accommodation in the roof space, to provide 4 x 2 bedroom and 2 x 1 bedroom apartments, with ancillary access and bin storage facilities as amplified by Technical Note received 20.9.19.

**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 Friday, 13 December 2019.

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.

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or [democratic.services@sevenoaks.gov.uk](mailto:democratic.services@sevenoaks.gov.uk).