

13 February 2020 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks  
Despatched: 05.02.20



**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.

## 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 16 January 2020, as a correct record.	(Pages 1 - 12)	
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>19/02951/HYB White Oak Leisure Centre, Hilda May Avenue, Swanley KENT BR8 7BT</b>  Hybrid application comprising, in outline: residential development of between 35 and 40 residential units - residential mix to be either 2 or 3 bed units with either integral or on-street parking. Units to be either 2 or 3 storey high. In detail: demolition of existing leisure centre building and erection of replacement leisure centre and associated car park.	(Pages 13 - 46)	Mike Holmes 01732 227000

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------|
| <p><b>4.2 19/01682/FUL - Land East of Bray Road, Four Elms Road, Edenbridge KENT TN8 6AD</b></p> <p>A full planning application for a health and wellbeing centre on land to the south of Four Elms Road, Edenbridge, with appropriate car parking and landscaping.</p> | <p>(Pages 47 - 80)</p>   | <p>Sean Mitchell<br/>01732 227000</p>    |
| <p><b>4.3 19/02474/FUL - Claydene Farm, Hartfield Road, Cowden KENT TN8 7HF</b></p> <p>Conversion of redundant agricultural Buildings to form 9 new residential units. Demolition of outbuildings. Landscaping works with new access and access alterations.</p>        | <p>(Pages 81 - 114)</p>  | <p>Emma Gore<br/>01732 227000</p>        |
| <p><b>4.4 19/03106/LDCPR - 41 Bradbourne Park Road, Sevenoaks, KENT TN13 3LJ</b></p> <p>Replacement windows and doors.</p>                                                                                                                                              | <p>(Pages 115 - 122)</p> | <p>Holly Pockett<br/>01732 227000</p>    |
| <p><b>4.5 19/03320/DETAIL - 7 High Street, Shoreham, Kent TN14 7TB</b></p> <p>Details pursuant to condition 3 (external finishes) subject to 19/02078/HOUSE.</p>                                                                                                        | <p>(Pages 123 - 130)</p> | <p>Hannah Donnellan<br/>01732 227000</p> |

## 5. Tree Preservation Orders

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|
| <p><b>5.1 Objection to Tree Preservation Order (TPO) 12 of 2019 - Tollgate Yard, High Street, Farningham, DA4 0DP</b></p> <p>TPO 12 of 2019 has been served in response to 19/02554/WTCA to fell a pine tree within the Farningham Conservation Area.</p> | <p>(Pages 131 - 136)</p> | <p>Les Jones<br/>01732 227000</p> |
| <p><b>5.2 Objection to Tree Preservation Order (TPO) 13 of 2019 - The Laurels, Greenlands Road, Kemsing, TN15 6PH</b></p> <p>TPO 13 of 2019 has been served in response to a report of mature trees about to be felled.</p>                               | <p>(Pages 137 - 142)</p> | <p>Les Jones<br/>01732 227000</p> |

## 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, 10 February 2020.

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).